# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

10 FIFTH AVENUE ROSEBUD VIC 3939
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### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$699,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$862,500	Property type		House		Suburb Rosebud	
Period-from	01 May 2022	to	30 Apr 2	2023	Source		Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
97 FOURTH AVENUE ROSEBUD VIC 3939	\$700,000	28-Mar-23
123 THIRD AVENUE ROSEBUD VIC 3939	\$700,000	20-Feb-23
87 FOAM STREET ROSEBUD VIC 3939	\$697,500	15-Feb-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 10 May 2023



consumer.vic.gov.au



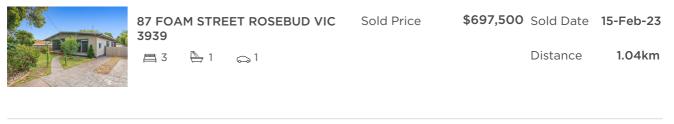
Michael Flynn - Rika Reilly M 0359863000 E michael@flynnandco.com.au



	97 FOURTH AVENUE ROSEBUD VIC 3939		Sold Price	\$700,000	Sold Date	28-Mar-23	
	昌 3	1	⇔ <sup>1</sup>			Distance	0.52km
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123 THIRD AVENUE ROSEBUD VIC 3939	Sold Price	Sold Date 2	0-Feb-23
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166 RO VIC 393	SEBUD 39	PARADE ROSEBUD	Sold Price	<sup>RS</sup> \$710,000	Sold Date	04-Apr-23
่ 🖾 3	) 1	⇔ 2			Distance	1.06km

#### RS = Recent sale UN = Undisclosed Sale

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