

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |  |
|---|--|
| <b>Address</b><br>Including suburb and postcode | 55 Rosebank Avenue Clayton South, 3169 |
|---|--|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

|               |                           |
|---------------|---------------------------|
| Range between | \$1,750,000 & \$1,925,000 |
|---------------|---------------------------|

### Median sale price

|              |              |               |              |        |              |
|--------------|--------------|---------------|--------------|--------|--------------|
| Median price | NOT PROVIDED | Property Type | NOT PROVIDED | Suburb | NOT PROVIDED |
|--------------|--------------|---------------|--------------|--------|--------------|

|               |  |    |  |        |              |
|---------------|--|----|--|--------|--------------|
| Period - From |  | to |  | Source | NOT PROVIDED |
|---------------|--|----|--|--------|--------------|

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 29-Jan-2025 at 4:30:49 PM AEDT