

## 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

22 Hayes Avenue Rosebud VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 52 Murray-Anderson Road Rosebud VIC 3939 | \$848,000 | 27-May-20 |
| 16 Mark Street Rosebud VIC 3939          | \$720,000 | 11-Aug-20 |
| 8 Overlea Avenue Rosebud VIC 3939        | \$810,000 | 11-Aug-20 |

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: 17 November 2020



**52 Murray-Anderson Road Rosebud VIC 3939** Sold Price **\$848,000** Sold Date **27-May-20**

 3  2  2

Distance **0.44km**



**16 Mark Street Rosebud VIC 3939** Sold Price **\$720,000** Sold Date **11-Aug-20**

 4  2  2

Distance **0.5km**



**8 Overlea Avenue Rosebud VIC 3939** Sold Price **\$810,000** Sold Date **11-Aug-20**

 4  2  1

Distance **0.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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