

## 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

5 WALPOLE 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$893,500

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2021

to

30 Sep 2022

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

1 SECOND AVENUE ROSEBUD VIC 3939	\$770,000	07-Jul-22
2/50 WARRANILLA AVENUE ROSEBUD VIC 3939	\$750,000	07-May-22
1/1 MARKS AVENUE ROSEBUD VIC 3939	\$781,000	29-Apr-22

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: 06 October 2022



**1 SECOND AVENUE ROSEBUD VIC 3939**

Sold Price

**\$770,000**

Sold Date

**07-Jul-22**

 2  2  3

Distance

**1.19km**



**2/50 WARRANILLA AVENUE ROSEBUD VIC 3939**

Sold Price

**\$750,000**

Sold Date

**07-May-22**

 3  2  2

Distance

**0.59km**



**1/1 MARKS AVENUE ROSEBUD VIC 3939**

Sold Price

<sup>RS</sup> **\$781,000**

Sold Date

**29-Apr-22**

 3  1  2

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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