

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

**19 Second 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$527,000

\*House

X

\*Unit

Suburb

Rosebud

Period - From

Aug 2017

to

Oct 2017

Source

Corelogic RP Data

### 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 six 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
30 Foam St Rosebud	\$550,000	24 Jun 2017
22 Second Ave Rosebud	\$505,000	29 Apr 2017
107 Third Ave Rosebud	\$520,000	3 Jun, 2017

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 six months.

Property data source: [Corelogic RP Data](#). Amended on 28/9//2017