

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

15 First Avenue, Rosebud

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between

\$500,000

&

\$530,000

Median sale price

Median price

\$570,000

*House

X

Suburb

Rosebud

Period - From

Dec 2017

to

Feb 2018

Source

www.realestate.com.au

Comparable property sales

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
70 Ninth Avenue, Rosebud	\$520,000	31 Mar, 2018
58 Fourth Avenue, Rosebud	\$525,000	2 Feb, 2018
40 Fourth Avenue, Rosebud	\$511,000	2 Dec, 2017

Property data source: [Corelogic RP Data](#). Amended on 26th Apr, 2018