

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 190 Seventh Avenue Rosebud VIC 3939

Indicative selling price

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

Single Price or range between \$450,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$577,000 Property type House Suburb Rosebud

Period-from 01 Feb 2019 to 31 Jan 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
206 Ninth Avenue South Rosebud VIC 3939	\$480,000	13-Nov-19
78 Fourth Avenue Rosebud VIC 3939	\$500,000	27-Aug-19
57 Kennington Road Rosebud VIC 3939	\$460,000	10-Oct-19

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: 05 February 2020

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