

## 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

156 Third 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2019

to

31 May 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 69A Hove Road Rosebud VIC 3939  | \$625,000 | 05-Mar-20 |
| 2/71 Hove Road Rosebud VIC 3939 | \$635,000 | 04-Mar-20 |
| 69B Hove Road Rosebud VIC 3939  | \$615,000 | 04-Mar-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: 11 June 2020



**69A Hove Road Rosebud VIC 3939** Sold Price **\$625,000** Sold Date **05-Mar-20**

 3  2  2

Distance **1.79km**



**2/71 Hove Road Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$635,000** Sold Date **04-Mar-20**

 3  2  2

Distance **1.74km**



**69B Hove Road Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$615,000** Sold Date **04-Mar-20**

 3  2  2

Distance **1.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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