

# 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

41 Bilbul 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)

Range between \$890,000 & \$930,000

### Median sale price

Median price \$790,000 Property Type House Suburb Rosebud

Period - From 01/07/2023 to 30/09/2023 Source REIV

### 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
1	4 Warrain Av ROSEBUD 3939	\$917,000	17/05/2023
2	8 Fern Ct ROSEBUD 3939	\$905,000	13/06/2023
3			

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.

This Statement of Information was prepared on:

20/10/2023 10:09



3 0 1

**Property Type:** House (Res)

**Land Size:** 833 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$890,000 - \$930,000

**Median House Price**

September quarter 2023: \$790,000

## Comparable Properties



**4 Warrain Av ROSEBUD 3939 (VG)**

**Agent Comments**

3 0 0

**Price:** \$917,000

**Method:** Sale

**Date:** 17/05/2023

**Property Type:** House (Res)

**Land Size:** 741 sqm approx

**8 Fern Ct ROSEBUD 3939 (VG)**

**Agent Comments**

3 0 0

**Price:** \$905,000

**Method:** Sale

**Date:** 13/06/2023

**Property Type:** House (Res)

**Land Size:** 1007 sqm approx

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.

**Account - 11 North | P: 1300 353 836**