

## 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

32 WHITEHEAD GROVE 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2021

to

30 Jun 2022

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

2 THIRD AVENUE ROSEBUD VIC 3939	\$830,000	29-Jan-22
68 FIFTH AVENUE ROSEBUD VIC 3939	\$800,000	18-May-22
136 NINTH AVENUE ROSEBUD VIC 3939	\$800,000	09-Feb-22

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: 06 July 2022


**2 THIRD AVENUE ROSEBUD VIC 3939**
 3    2    2

 Sold Price   **\$830,000**   Sold Date   **29-Jan-22**

 Distance   **1.17km**

**68 FIFTH AVENUE ROSEBUD VIC 3939**
 2    1    3

 Sold Price   <sup>RS</sup> **\$800,000**   Sold Date   **18-May-22**

 Distance   **1.24km**

**136 NINTH AVENUE ROSEBUD VIC 3939**
 3    1    1

 Sold Price   **\$800,000**   Sold Date   **09-Feb-22**

 Distance   **1.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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