

# Statement of Information

Section 47AF of the Estate Agents Act 1980

## 117 Fifth Avenue, Rosebud

Indicative selling price

**\$450,000 - \$495,000**

Median sale price

**\$610,000**

Median **house** price for **Rosebud**  
from **CoreLogic** for the period **1<sup>st</sup> August 2017 – 6<sup>th</sup> August 2018**

## Comparable Property Sales

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.

**1/35 Sixth Avenue,**  
Rosebud

**\$460,000**

Sold 2<sup>nd</sup> September 2018

**99 First Avenue,**  
Rosebud

**\$473,500**

Sold 28<sup>th</sup> July 2018

**193 Seventh Avenue,**  
Rosebud

**\$495,000**

Sold 24<sup>th</sup> May 2018

**Harcourts**