

## 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

111 FOURTH AVENUE ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2023

to

30 Sep 2024

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

149 SEVENTH AVENUE ROSEBUD VIC 3939	\$640,000	15-Aug-24
79 SIXTH AVENUE ROSEBUD VIC 3939	\$663,000	29-Aug-24
179 SEVENTH AVENUE ROSEBUD VIC 3939	\$635,000	08-Sep-24

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.~~

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Adam Alexander  
P 5987 1999  
M 0416236393  
E adam.alexander@belleproperty.com



149 SEVENTH AVENUE ROSEBUD  
VIC 3939

Sold Price\$640,000Sold Date15-Aug-24

3

1

1

Distance0.28km



79 SIXTH AVENUE ROSEBUD VIC  
3939

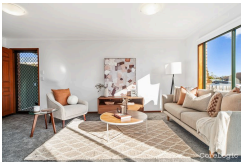
Sold Price\$663,000Sold Date29-Aug-24

3

2

1

Distance0.31km



179 SEVENTH AVENUE ROSEBUD  
VIC 3939

Sold Price<sup>RS</sup>\$635,000Sold Date08-Sep-24

3

1

1

Distance0.36km

RS = Recent sale      UN = Undisclosed Sale

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