

## 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

3/164 SIXTH 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

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Aug 2022

to

31 Jul 2023

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

5/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$550,000	01-Jul-23
14/72 JETTY ROAD ROSEBUD VIC 3939	\$550,000	05-Feb-23
4/82 POTTON AVENUE ROSEBUD VIC 3939	\$550,000	04-Feb-23

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: 03 August 2023



## 5/40 ROSEMORE ROAD ROSEBUD VIC 3939

Sold Price

RS

**\$550,000**

Sold Date

**01-Jul-23**

2

1

1

Distance

**1.92km**



## 14/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

**\$550,000**

Sold Date

**05-Feb-23**

2

1

1

Distance

**1.05km**



## 4/82 POTTON AVENUE ROSEBUD VIC 3939

Sold Price

Sold Date

**04-Feb-23**

2

1

1

Distance

**0.84km**



## 1/164 SIXTH AVENUE ROSEBUD VIC 3939

Sold Price

**\$505,000**

Sold Date

**13-May-23**

2

1

1

Distance

**0.02km**



## 24/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

Sold Price

**\$559,000**

Sold Date

**18-Feb-23**

2

1

1

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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