

## 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

22 Second 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2020

to

30 Sep 2021

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

1 First Avenue Rosebud VIC 3939	\$875,000	05-May-21
69 Third Avenue Rosebud VIC 3939	\$920,000	23-Sep-21
92 Fifth Avenue Rosebud VIC 3939	\$960,000	16-Oct-21

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: 25 October 2021


**1 First Avenue Rosebud VIC 3939**

Sold Price

**\$875,000**

Sold Date

**05-May-21**


3

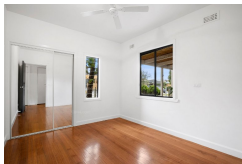


2



2

Distance

**0.1km**

**69 Third Avenue Rosebud VIC 3939**

Sold Price

<sup>RS</sup>
**\$920,000**

Sold Date

**23-Sep-21**


3



2



-

Distance

**0.26km**

**92 Fifth Avenue Rosebud VIC 3939**

Sold Price

<sup>RS</sup>
**\$960,000**

Sold Date

**16-Oct-21**


3



2



2

Distance

**0.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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