

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 BRAIDWOOD AVENUE ROSEBUD VIC 3939

Indicative selling price

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

Single Price

or range
between

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2024

to

31 Dec 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

3 COORABONG AVENUE ROSEBUD VIC 3939	\$1,110,000	28-Aug-24
48A FIRST AVENUE ROSEBUD VIC 3939	\$950,000	04-Oct-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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Scott Joyce
 P (03) 5986 3000
 M 0456 003 455
 E scott@flynnandco.com.au



3 COORABONG AVENUE ROSEBUD VIC 3939 Sold Price ^{RS} **\$1,110,000** Sold Date **28-Aug-24**

 4  3  2

Distance **0.23km**



48A FIRST AVENUE ROSEBUD VIC 3939 Sold Price ^{RS} **\$950,000** Sold Date **04-Oct-24**

 3  2  2

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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