

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

1/86 FIRST 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2021

to

30 Sep 2022

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

3/15 CAIRNS AVENUE ROSEBUD VIC 3939	\$710,000	09-Aug-22
15/152 EASTBOURNE ROAD ROSEBUD VIC 3939	\$640,000	11-Jun-22
1/82 POTTON AVENUE ROSEBUD VIC 3939	\$622,000	01-Jul-22

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: 06 October 2022



3/15 CAIRNS AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} **\$710,000** Sold Date **09-Aug-22**

2 1 2

Distance **0.88km**



15/152 EASTBOURNE ROAD ROSEBUD VIC 3939

Sold Price

\$640,000 Sold Date **11-Jun-22**

2 1 1

Distance **1.19km**



1/82 POTTON AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} **\$622,000** Sold Date **01-Jul-22**

2 1 2

Distance **1.25km**



RS = Recent sale

UN = Undisclosed Sale

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