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

28 Bellbangra Avenue, Rosebud Vic 3939

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|---------|
| Range betweer | \$690,000 | | & | | \$750,000 | C | | |
| Median sale p | rice | | | | | | | |
| Median price | \$760,000 | Pro | operty Type | Hou | se | | Suburb | Rosebud |
| Period - From | 01/07/2023 | to | 30/06/2024 | | So | urce | REIV | |

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 six 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 | 7 Bellbangra Av ROSEBUD 3939 | \$800,000 | 26/09/2024 |
| 2 | 39 Bilbul Av ROSEBUD 3939 | \$770,000 | 19/09/2024 |
| 3 | 29 Seabrook Av ROSEBUD 3939 | \$772,500 | 03/08/2024 |

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 six months.

This Statement of Information was prepared on:

11/10/2024 12:23









Property Type: House (Previously Occupied - Detached) Land Size: 828 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$750,000 Median House Price Year ending June 2024: \$760,000

Comparable Properties

| 7 Bellbangra Av ROSEBUD 3939 (REI) 1 4 🏣 2 🋱 4 | Agent Comments | | |
|---|----------------|--|--|
| Price: \$800,000 Method: Date: 26/09/2024 Property Type: House | | | |
| 39 Bilbul Av ROSEBUD 3939 (REI) 3 2 2 1 Price: \$770,000 Method: Date: 19/09/2024 Property Type: House | Agent Comments | | |
| 29 Seabrook Av ROSEBUD 3939 (REI) 3 1 2 Price: \$772,500 Method: Date: 03/08/2024 Property Type: House | Agent Comments | | |

Account - Fosterfroling Real Estate | P: 03 9781 3366

propertydata



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