

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 consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$760,000

Property Type House

Suburb Rosebud

Period - From 01/07/2023

to 30/06/2024

Source 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



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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) **Agent Comments**

4 2 4

Price: \$800,000
Method:
Date: 26/09/2024
Property Type: House

39 Bilbul Av ROSEBUD 3939 (REI) **Agent Comments**

3 2 1

Price: \$770,000
Method:
Date: 19/09/2024
Property Type: House

29 Seabrook Av ROSEBUD 3939 (REI) **Agent Comments**

3 1 2

Price: \$772,500
Method:
Date: 03/08/2024
Property Type: House