

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

99 THIRD 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Rosebud

Period-from

01 May 2022

to

30 Apr 2023

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

36 OCEAN STREET ROSEBUD VIC 3939	\$650,000	27-Mar-23
193 EIGHTH AVENUE ROSEBUD VIC 3939	\$655,000	17-Dec-22
59 EIGHTH AVENUE ROSEBUD VIC 3939	\$671,000	28-Jan-23

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: 02 May 2023



36 OCEAN STREET ROSEBUD VIC 3939

Sold Price

^{RS} **\$650,000**

Sold Date

27-Mar-23

 3  1  1

Distance

0.76km



193 EIGHTH AVENUE ROSEBUD VIC 3939

Sold Price

\$655,000

Sold Date

17-Dec-22

 3  1  2

Distance

0.56km



59 EIGHTH AVENUE ROSEBUD VIC 3939

Sold Price

\$671,000

Sold Date

28-Jan-23

 3  1  1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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