

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **54 Second 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 \$560,000 & \$610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$486,000

*House

X

*Unit

Suburb Rosebud

Period - From Apr 2017 to Apr 2017

Source CORE LOGIC RPData

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
52 First Ave Rosebud Vic	\$610,000	18 Mar 2017
40 Second Avenue	\$522,000	27 Mar 2017
30 Foam St Rosebud	\$550,000	24 Jun 2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 23th July, 2017.