

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

80-82 SIXTH 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,500

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2021

to

28 Feb 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

5 THE CRESCENT ROSEBUD VIC 3939	\$1,035,000	12-Feb-22
2 MURROWONG AVENUE ROSEBUD VIC 3939	\$1,030,000	21-Mar-22
17 OCEAN STREET ROSEBUD VIC 3939	\$910,000	03-Feb-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: 24 March 2022

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**5 THE CRESCENT ROSEBUD VIC 3939**
 4
  1
  2

Sold Price

RS

\$1,035,000

Sold Date

12-Feb-22

Distance

0.87km**2 MURROWONG AVENUE ROSEBUD VIC 3939**
 2
  1
  5

Sold Price

RS

\$1,030,000

Sold Date

21-Mar-22

Distance

0.86km**17 OCEAN STREET ROSEBUD VIC 3939**
 3
  2
  1

Sold Price

RS

\$910,000

Sold Date

03-Feb-22

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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