

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

25 Seventh 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,950

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2019

to

30 Jun 2020

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

17 Sixth Avenue Rosebud VIC 3939	\$466,000	08-Mar-20
41 Rosebud Parade Rosebud VIC 3939	\$640,000	10-Jun-20
20 Second Avenue Rosebud VIC 3939	\$621,000	01-Jul-20

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: 29 July 2020

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17 Sixth Avenue Rosebud VIC 3939 Sold Price **\$466,000** Sold Date **08-Mar-20**

 3  1  -

Distance **0.09km**



41 Rosebud Parade Rosebud VIC 3939 Sold Price **\$640,000** Sold Date **10-Jun-20**

 3  1  6

Distance **0.39km**



20 Second Avenue Rosebud VIC 3939 Sold Price **\$621,000^{UN}** Sold Date **01-Jul-20**

 3  1  1

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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