

## 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

97 FOURTH AVENUE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2022

to

31 Jan 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

110 FIFTH AVENUE ROSEBUD VIC 3939	\$854,000	07-Nov-22
76 THIRD AVENUE ROSEBUD VIC 3939	\$860,000	20-Oct-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: 02 February 2023



**110 FIFTH AVENUE ROSEBUD VIC 3939**

Sold Price

<sup>RS</sup>

**\$854,000**

Sold Date

**07-Nov-22**

 3

 2

 1

Distance

**0.05km**



**76 THIRD AVENUE ROSEBUD VIC 3939**

Sold Price

**\$860,000**

Sold Date

**20-Oct-22**

 3

 1

 3

Distance

**0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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