

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 134 Ninth Avenue Rosebud, Vic, 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$400,000 & \$440,000

Median sale price

Median price \$475,000 *House ☒ *Unit ☐ Suburb Rosebud
Period - From February 2017 to May 2017 Source Rp Data

Comparable property sales

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
1: 172 Eighth Avenue Rosebud, Vic, 3939	\$420,000	28/11/16
2: 95 Fifth Avenue Rosebud, Vic, 3939	\$415,000	6/5/17
3: 118 Sixth Avenue Rosebud, Vic, 3939	\$436,000	4/12/17

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. Generated on 30 April 2017.