## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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104 THIRD AVENUE ROSEBUD VIC 3939						
e see consumer.vi	c.gov.aı	u/underquoting (	Delete singl	e price	e or range a	s applicable)
		or range between	5 Anan uu		&	\$685,000
pplicable)						
\$747,500	Property type Ho		House		Suburb	Rosebud
01 Dec 2023	to	to 30 Nov 2024 So		ource	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						
	201 Dec 2023  Sales (*Delete Aproperties sold with the service service)	to sales (*Delete A or B to properties sold within two-nt's representative consider.	20 ales (*Delete A or B below as apple properties sold within two kilometres of the nt's representative considers to be most considers to be most considers.	the see consumer.vic.gov.au/underquoting (*Delete single or range between \$646,00 or policable)  \$747,500 Property type House  01 Dec 2023 to 30 Nov 2024 Scales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for this representative considers to be most comparable to	the see consumer.vic.gov.au/underquoting (*Delete single price or range between \$646,000 populations)  The see consumer.vic.gov.au/underquoting (*Delete single price or range between \$646,000 populations)  The see consumer.vic.gov.au/underquoting (*Delete single price or range between \$646,000 populations)  The see consumer.vic.gov.au/underquoting (*Delete single price single price single price single price see consumer.vic.gov.au/underquoting (*Delete single price single price see consumer.vic.gov.au/underquoting (*Delete single price see consumer.vic.gov.au/under	te see consumer.vic.gov.au/underquoting (*Delete single price or range a or range setween \$646,000 &  pplicable)  \$747,500 Property type House Suburb  01 Dec 2023 to 30 Nov 2024 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 or the property for sal

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: 10 December 2024



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