## 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

12 HAYES 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	\$760,000	&	\$825,000
Median sale price				
(*Delete house or unit as applicable)				
			Cuburb	Deceburd

Median Price	\$760,000	Prop	erty type		House	Suburb	Rosebud
Period-from	01 Apr 2024	to	31 Mar 2	2025	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
20 KENNINGTON ROAD ROSEBUD VIC 3939	\$765,000	09-Nov-24
20 LYON STREET ROSEBUD VIC 3939	\$768,000	25-Jan-25
79 ELWERS ROAD ROSEBUD VIC 3939	\$795,000	12-Nov-24

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: 16 April 2025



consumer.vic.gov.au

# Raine & Horne

Jim Arvanitakis

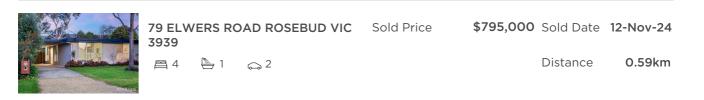
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I	20 KENNINGTON ROAD ROSEBUD VIC 3939			Sold Price	<sup>RS</sup> \$765,000	Sold Date (	09-Nov-24
ANI	昌 3	)	Ģ <sup>1</sup>			Distance	0.49km



	20 LYON STREET ROSEBUD VIC 3939		Sold Price	\$768,000	Sold Date	25-Jan-25	
0	<b>a</b> 3	2	<b>⇔</b> 1			Distance	0.57km



RS = Recent sale UN = Undisclosed Sale

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