

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

14A 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2024

to

30 Apr 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

1/8 KOORONG AVENUE ROSEBUD VIC 3939	1054000	18-Dec-24
26 NINTH AVENUE ROSEBUD VIC 3939	1150000	04-Mar-25
22 ELWERS ROAD ROSEBUD VIC 3939	1072000	05-Apr-25

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.~~

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1/8 KOORONG AVENUE ROSEBUD VIC 3939

Sold Price1054000Sold Date18-Dec-24

3

2

2

Distance1.58km



26 NINTH AVENUE ROSEBUD VIC 3939

Sold Price^{RS}1150000Sold Date04-Mar-25

4

2

2

Distance0.86km



22 ELWERS ROAD ROSEBUD VIC 3939

Sold Price^{RS}1072000Sold Date05-Apr-25

4

2

-

Distance0.78km

RS = Recent saleUN = Undisclosed Sale

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