## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offe	ered for	sale								
Including sub	Address ourb and postcode	Townhouse 2 or 3/18 Windella Ave Rosebud 3939								
Indicative se	lling pr	ice								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
Single price \$ 899,950					or range between \$				&	\$
Median sale	price									
Median price	\$ 805,753			Pro	Property type			Suburb	Rosebud 3939	
Period - From	- From Jul 2024 to Jun 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 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.								\$		Date of sale
2.										
3.	3.									
							lieves that fe the last six m		three compar	able properties
	This Statement of Information was prepared on: 2/10/2025									

