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	2/76 FIRST 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	$720,000	&	$790,000

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
2/10 MOORFIELD AVENUE ROSEBUD VIC 3939	$750,000	29-Apr-25
2/12 MURROWONG AVENUE ROSEBUD VIC 3939	$795,000	28-Jan-25
1/56 BONEO ROAD ROSEBUD VIC 3939	$760,000	24-Jan-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.~~

This Statement of Information was prepared on: 26 May 2025

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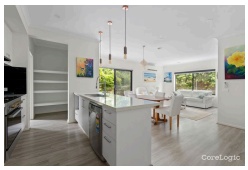

2/10 MOORFIELD AVENUE ROSEBUD VIC 3939

4 2 2

Sold Price RS $750,000 Sold Date 29-Apr-25

Distance 0.66km

2/12 MURROWONG AVENUE ROSEBUD VIC 3939

3 2 2

Sold Price $795,000 Sold Date 28-Jan-25

Distance 0.21km

1/56 BONEO ROAD ROSEBUD VIC 3939

3 2 2

Sold Price RS $760,000 Sold Date 24-Jan-25

Distance 0.56km

RS = Recent sale **UN** = Undisclosed Sale

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