

## 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

218 EIGHTH AVENUE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2023

to

29 Feb 2024

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 194 EIGHTH AVENUE ROSEBUD VIC 3939  | \$586,550 | 16-Feb-24 |
| 165 EIGHTH AVENUE ROSEBUD VIC 3939  | \$570,000 | 12-Mar-24 |
| 119 SEVENTH AVENUE ROSEBUD VIC 3939 | \$560,000 | 14-Oct-23 |

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: 21 March 2024



## 194 EIGHTH AVENUE ROSEBUD VIC 3939

Sold Price

<sup>RS</sup>

**\$586,550**

Sold Date

**16-Feb-24**

2

1

3

Distance

**0.13km**



## 165 EIGHTH AVENUE ROSEBUD VIC 3939

Sold Price

<sup>RS</sup>

**\$570,000**

Sold Date

**12-Mar-24**

2

1

1

Distance

**0.27km**



## 119 SEVENTH AVENUE ROSEBUD VIC 3939

Sold Price

**\$560,000**

Sold Date

**14-Oct-23**

2

1

-

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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