

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

45-47 FOURTH 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Feb 2024

to

31 Jan 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

35 THIRD AVENUE ROSEBUD VIC 3939	\$768,000	06-Nov-24
9 HAYES AVENUE ROSEBUD VIC 3939	\$708,000	17-Dec-24
1 CASS STREET ROSEBUD VIC 3939	\$666,888	27-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: 01 February 2025

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35 THIRD AVENUE ROSEBUD VIC 3939

Sold Price **\$768,000** Sold Date **06-Nov-24**

 4  1  -

Distance **0.09km**



9 HAYES AVENUE ROSEBUD VIC 3939

Sold Price ^{RS} **\$708,000** Sold Date **17-Dec-24**

 3  1  -

Distance **1.13km**



1 CASS STREET ROSEBUD VIC 3939 Sold Price

^{RS} **\$666,888** Sold Date **27-Nov-24**

 4  1  2

Distance **1.28km**

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

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