

## 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

61 FOURTH AVENUE ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$539,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2022

to

31 May 2023

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

62 FOURTH AVENUE ROSEBUD VIC 3939	\$610,000	22-May-23
13/78 WINGARA DRIVE CAPEL SOUND VIC 3940	\$547,000	30-Jan-23
189 THIRD AVENUE ROSEBUD VIC 3939	-	25-May-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: 29 June 2023

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**62 FOURTH AVENUE ROSEBUD  
VIC 3939**

2 1 1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date **22-May-23**

Distance **0.06km**



**13/78 WINGARA DRIVE CAPEL  
SOUND VIC 3940**

2 1 1

Sold Price

**\$547,000**

Sold Date **30-Jan-23**

Distance **2km**



**189 THIRD AVENUE ROSEBUD VIC  
3939**

2 1 1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **25-May-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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