

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

7 AVALON DRIVE 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2022

to

31 Jul 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

7 BILBUL AVENUE ROSEBUD VIC 3939	\$792,500	28-Feb-23
28 SEAVIEW CLOSE ROSEBUD VIC 3939	\$815,000	31-Mar-23
10 CAROLINE COURT ROSEBUD VIC 3939	\$795,000	06-Jul-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: 16 August 2023



7 BILBUL AVENUE ROSEBUD VIC 3939

Sold Price

\$792,500

Sold Date

28-Feb-23



3



2



4

Distance

0.52km



28 SEAVIEW CLOSE ROSEBUD VIC 3939

Sold Price

^{RS} **\$815,000**

Sold Date

31-Mar-23



3



2



2

Distance

0.57km



10 CAROLINE COURT ROSEBUD VIC 3939

Sold Price

^{RS} **\$795,000**

Sold Date

06-Jul-23



3



1



2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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