

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

169 Ninth 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,750

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2020

to

31 Mar 2021

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

164 Seventh Avenue Rosebud VIC 3939	\$581,000	06-Mar-21
134 Spray Street Rosebud VIC 3939	\$540,000	20-Mar-21
117 Third Avenue Rosebud VIC 3939	\$575,000	24-Feb-21

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: 15 April 2021



164 Seventh Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$581,000**

Sold Date

06-Mar-21

 3  1  2

Distance

0.3km



134 Spray Street Rosebud VIC 3939

Sold Price

^{RS} **\$540,000**

Sold Date

20-Mar-21

 2  1  1

Distance

0.33km



117 Third Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date

24-Feb-21

 3  1  3

Distance

0.54km

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

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