

## 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

6 THE DRIVE 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2021

to

31 Aug 2022

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

3 BRAIDWOOD AVENUE ROSEBUD VIC 3939	\$875,000	05-Jul-22
46 FIRST AVENUE ROSEBUD VIC 3939	\$925,000	07-May-22
89 NINTH AVENUE ROSEBUD VIC 3939	\$970,000	25-Jul-22

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: 07 September 2022



**3 BRAIDWOOD AVENUE ROSEBUD VIC 3939** Sold Price

<sup>RS</sup> **\$875,000** Sold Date **05-Jul-22**

 3  1  2

Distance **0.23km**



**46 FIRST AVENUE ROSEBUD VIC 3939** Sold Price

**\$925,000** Sold Date **07-May-22**

 3  1  1

Distance **0.42km**



**89 NINTH AVENUE ROSEBUD VIC 3939** Sold Price

<sup>RS</sup> **\$970,000** Sold Date **25-Jul-22**

 2  1  2

Distance **1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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