

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

1/31 ADAMS 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2023

to

31 Mar 2024

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

9A POTTON AVENUE ROSEBUD VIC 3939	\$645,000	20-Dec-23
1/61 LEON AVENUE ROSEBUD VIC 3939	\$635,000	19-Nov-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: 12 April 2024

**9A POTTON AVENUE ROSEBUD
VIC 3939**

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Sold Price **\$645,000** Sold Date **20-Dec-23**Distance **0.58km****1/61 LEON AVENUE ROSEBUD VIC
3939**

3 1 1

Sold Price ^{RS} **\$635,000** Sold Date **19-Nov-23**Distance **0.74km****RS** = Recent sale **UN** = Undisclosed Sale

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