

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

1/77 HAYES 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2023

to

30 Jun 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

1/48 KENNINGTON ROAD ROSEBUD VIC 3939	\$647,500	05-Apr-24
1/2 PHILLIP STREET ROSEBUD VIC 3939	\$677,000	20-Feb-24
300 EASTBOURNE ROAD ROSEBUD VIC 3939	\$630,000	26-Mar-24

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: 02 July 2024



**1/48 KENNINGTON ROAD
ROSEBUD VIC 3939**

2 1 1

Sold Price **\$647,500** Sold Date **05-Apr-24**

Distance **0.64km**



**1/2 PHILLIP STREET ROSEBUD VIC
3939**

2 1 1

Sold Price **\$677,000** Sold Date **20-Feb-24**

Distance **1.59km**



**300 EASTBOURNE ROAD
ROSEBUD VIC 3939**

3 1 1

Sold Price **\$630,000** Sold Date **26-Mar-24**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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