

## 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

124 SEVENTH AVENUE 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

\$730,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2022

to

30 Sep 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 47 BANKSIA PLACE ROSEBUD VIC 3939  | \$689,000 | 12-Aug-23 |
| 36A BANKSIA PLACE ROSEBUD VIC 3939 | \$675,000 | 03-Jun-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: 13 October 2023



**47 BANKSIA PLACE ROSEBUD VIC 3939** Sold Price **\$689,000** Sold Date **12-Aug-23**

2 1 2

Distance **0.33km**



**36A BANKSIA PLACE ROSEBUD VIC 3939** Sold Price **\$675,000** Sold Date **03-Jun-23**

2 1 1

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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