

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

199 SEVENTH 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$754,277

Property type

House

Suburb

Rosebud

Period-from

01 May 2024

to

30 Apr 2025

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

149 EIGHTH AVENUE ROSEBUD VIC 3939	\$705,000	07-Apr-25
139 FIRST AVENUE ROSEBUD VIC 3939	\$722,500	25-Jan-25
45-47 FOURTH AVENUE ROSEBUD VIC 3939	\$729,000	06-Feb-25

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.~~

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**149 EIGHTH AVENUE ROSEBUD
VIC 3939**

3 2 1

Sold Price **\$705,000** Sold Date **07-Apr-25**

Distance **0.3km**



**139 FIRST AVENUE ROSEBUD VIC
3939**

3 2 1

Sold Price **\$722,500** Sold Date **25-Jan-25**

Distance **0.54km**



**45-47 FOURTH AVENUE ROSEBUD
VIC 3939**

3 2 2

Sold Price **\$729,000** Sold Date **06-Feb-25**

Distance **0.78km**

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

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