

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

3/5 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2023

to

31 Dec 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

1/83 FOAM STREET ROSEBUD VIC 3939	\$680,000	13-Nov-23
3/55 JETTY ROAD ROSEBUD VIC 3939	\$670,000	11-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: 22 January 2024

**1/83 FOAM STREET ROSEBUD VIC
3939**

3 2 2

Sold Price

^{RS} **\$680,000**

Sold Date

13-Nov-23

Distance

0.48km**3/55 JETTY ROAD ROSEBUD VIC
3939**

3 2 3

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date

11-Nov-23

Distance

0.27km**RS** = Recent sale**UN** = Undisclosed Sale

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