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

20	14/411	ADV	ROSEBUD		2020
39	VVALL	.AD I	RUSEDUD	VIC	2929

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,245,000	&	\$1,295,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$800,000	Property type	House	Suburb	Rosebud				

30 Sep 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2022

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.

to

Address of comparable property	Price	Date of sale	
1 AVALON DRIVE ROSEBUD VIC 3939	\$1,251,000	14-Sep-23	
15 CARRAJUNG STREET ROSEBUD VIC 3939	\$1,300,000	08-Aug-23	
17 AVALON DRIVE ROSEBUD VIC 3939	\$1,250,000	01-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.

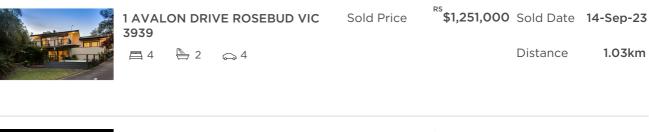
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15 CARRAJUNG STREET ROSEBUD VIC 3939	Sold Price	^{RS} \$1,300,000	Sold Date	08-Aug-23
酉 4			Distance	0.92km



	17 AVALON DRIVE ROSEBUD VIC 3939		Sold Price	^{RS} \$1,250,000	Sold Date	01-Jun-23	
ckdale	圔 4	2	⇔ ⁴			Distance	0.84km

RS = Recent sale UN = Undisclosed Sale

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