

# 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

42 Sixth 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)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$767,500 Property Type House Suburb Rosebud

Period - From 13/05/2023 to 12/05/2024 Source REIV

### 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 six 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	165 Eighth Av ROSEBUD 3939	\$570,000	12/03/2024
2	5 Mawarra Av CAPEL SOUND 3940	\$550,000	05/12/2023
3	23 Foam St ROSEBUD 3939	\$520,000	24/01/2024

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 six months.~~

This Statement of Information was prepared on:

13/05/2024 13:48

42 Sixth Avenue, Rosebud Vic 3939



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**Property Type:** House  
**Land Size:** 390 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$570,000  
**Median House Price**  
13/05/2023 - 12/05/2024: \$767,500

## Comparable Properties



**165 Eighth Av ROSEBUD 3939 (REI)**

**Agent Comments**

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**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 12/03/2024  
**Property Type:** House  
**Land Size:** 404 sqm approx

**5 Mawarra Av CAPEL SOUND 3940 (VG)**

**Agent Comments**

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**Price:** \$550,000  
**Method:** Sale  
**Date:** 05/12/2023  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**23 Foam St ROSEBUD 3939 (VG)**

**Agent Comments**

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**Price:** \$520,000  
**Method:** Sale  
**Date:** 24/01/2024  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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