

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

7 MARKS 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

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

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

148 THIRD AVENUE ROSEBUD VIC 3939	\$650,000	16-Aug-23
203 NINTH AVENUE SOUTH ROSEBUD VIC 3939	\$658,000	02-Dec-23
61 FOURTH AVENUE ROSEBUD VIC 3939	\$629,000	29-Jul-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: 20 January 2024



148 THIRD AVENUE ROSEBUD VIC 3939

Sold Price

\$650,000

Sold Date

16-Aug-23

 2  1  3

Distance

0.88km



203 NINTH AVENUE SOUTH ROSEBUD VIC 3939

Sold Price

^{RS} **\$658,000**

Sold Date

02-Dec-23

 2  1  1

Distance

1.42km



61 FOURTH AVENUE ROSEBUD VIC 3939

Sold Price

\$629,000

Sold Date

29-Jul-23

 2  1  1

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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