

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 93 Rosebud Avenue, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$770,000 Property Type House Suburb Rosebud

Period - From 01/04/2023 to 31/03/2024 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	7 Widdop Av ROSEBUD 3939	\$1,800,000	16/02/2024
2	27 Cleek Cr ROSEBUD 3939	\$1,615,000	13/11/2023
3	23 Seaview Cl ROSEBUD 3939	\$1,525,000	03/11/2023

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: 01/05/2024 11:11



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1676 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending March 2024: \$770,000

Comparable Properties



7 Widdop Av ROSEBUD 3939 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 4435 sqm approx

27 Cleek Cr ROSEBUD 3939 (VG)

Agent Comments



Price: \$1,615,000
Method: Sale
Date: 13/11/2023
Property Type: House (Res)
Land Size: 2888 sqm approx



23 Seaview Ct ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 801 sqm approx

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