

# 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 181 Third 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)

Single price \$745,000

### Median sale price

Median price \$770,000 Property type *House* Suburb Rosebud

Period - From 01/06/2023 to 31/05/2024 Source  PropTrack

### 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
2/24 Banksia Place, Rosebud, VIC 3939	\$745,000	11/04/2024
163 Sixth Avenue, Rosebud, VIC 3939	\$760,000	23/05/2024
109 Third Avenue, Rosebud, VIC 3939	\$735,000	18/05/2024

**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: 07/06/2024