

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **139 First Avenue Rosebud 3939**

Indicative selling price

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

Single price **\$610,000** or range between &

Median sale price

Median price **\$560,000** *House *Unit Suburb **Rosebud**
Period - From **Dec 2017** to **Mar 2018** Source **Corelogic RP Data**

Comparable property sales

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 |
|--------------------------------|-----------|---------------------------|
| 145 First Avenue Rosebud 3939 | \$595,000 | 15 th Dec 2017 |
| 37 First Avenue Rosebud 3939 | \$641,000 | 10 th Oct 2017 |
| 31 Fourth Avenue Rosebud 3939 | \$568,000 | 19 th Dec 2017 |

Property data source: [Corelogic RP Data](#). Amended 21/3/18