

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 **163 First Avenue, Rosebud**

Indicative selling price

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

range between

\$600,000

&

\$660,000

Median sale price

Median price \$560,500

House

X

Suburb Rosebud

Period - From Nov 2017

to Feb 2018

Source Realestate.com

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
112 Rosebud Parade, Rosebud	\$605,000	16 Sep, 2017
39 Ashenden Square, Rosebud	\$620,000	7 Oct, 2017
5 Lyndon Drive, Rosebud	\$657,000	7 Oct, 2017

Property data source: [Corelogic RP Data](#). Amended on 14th February, 2018