

## 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 **86 Fifth Avenue Rosebud 3939**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$400,000 & \$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$486,000 \*House  \*Unit  Suburb Rosebud  
 Period - From Apr 2017 to Jul 2017 Source CORE LOGIC RPData

### 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
149 First Avenue Rosebud Vic 3939	\$435,000	11 Jul 2017
134 Ninth Avenue Rosebud Vic 3939	\$420,000	24 Jun 2017
103 Seventh Avenue Rosebud Vic 3939	\$430,000	31 Jan 2017

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.

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated, on 26<sup>th</sup> July, 2017.