

## 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

5 Coorabong 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$965,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 6 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 8 Warraburra Avenue Rosebud VIC 3939 | \$930,000   | 17-Jul-21 |
| 13 Dalglish Avenue Rosebud VIC 3939  | \$1,106,000 | 11-Nov-21 |
| 20 First Avenue Rosebud VIC 3939     | \$915,000   | 09-Jul-21 |

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 6 months.~~

This Statement of Information was prepared on: 05 January 2022


**8 Warraburra Avenue Rosebud VIC 3939**

Sold Price

**\$930,000**

Sold Date

**17-Jul-21**
 3  1  2

Distance

**0.06km**

**13 Dalglish Avenue Rosebud VIC 3939**

Sold Price

<sup>RS</sup> **\$1,106,000**

Sold Date

**11-Nov-21**
 3  1  2

Distance

**0.34km**

**20 First Avenue Rosebud VIC 3939**

Sold Price

**\$915,000**

Sold Date

**09-Jul-21**
 3  2  3

Distance

**0.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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