

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

2 LEON AVENUE ROSEBUD VIC 3939

Indicative selling price

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

Single Price

or range
between

\$705,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2022

to

31 Oct 2023

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

65 MURRAY-ANDERSON ROAD ROSEBUD VIC 3939	\$728,000	12-Mar-23
2/6 HAYES AVENUE ROSEBUD VIC 3939	\$785,000	07-Jul-23
5/11 WILSON STREET ROSEBUD VIC 3939	\$730,000	15-Mar-23

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: 04 November 2023

SHORELINE

REAL ESTATE

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**65 MURRAY-ANDERSON ROAD
ROSEBUD VIC 3939**

Sold Price

\$728,000

Sold Date

12-Mar-23

3

1

1

Distance

0.03km



**2/6 HAYES AVENUE ROSEBUD VIC
3939**

Sold Price

\$785,000

Sold Date

07-Jul-23

3

2

2

Distance

0.16km



**5/11 WILSON STREET ROSEBUD
VIC 3939**

Sold Price

\$730,000

Sold Date

15-Mar-23

3

1

2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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