

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

3/18 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/36 Armstrong Road McCrae VIC 3938	\$820,000	23-Dec-21
5 Webber Lane Rosebud VIC 3939	\$850,000	10-Jan-22
2/209 Jetty Road Rosebud VIC 3939	\$850,000	17-Dec-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: 07 March 2022



3/36 Armstrong Road McCrae VIC 3938

 3  2  2

Sold Price

\$820,000

Sold Date

23-Dec-21

Distance

0.77km



5 Webber Lane Rosebud VIC 3939

 3  2  2

Sold Price

\$850,000

Sold Date

10-Jan-22

Distance

1.13km



2/209 Jetty Road Rosebud VIC 3939

 3  2  2

Sold Price

Sold Date

17-Dec-21

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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