

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

2 Lambert Court, Rosebud

Indicative selling price

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

range between

\$600,000

&

\$650,000

Median sale price

Median price

\$664,500

*House

X

Suburb

Rosebud

Period - From

Jan 23018

to

Mar 2018

Source

www.realestate.com.au

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
22 Besgrove Street, Rosebud	\$610,000	11 Dec, 2017
32 Harridge Street, Rosebud	\$620,000	20 Mar, 2018
23 Coleman Crescent, Rosebud	\$660,000	3 Mar, 2018

Property data source: [Corelogic RP Data](#). Amended on 10th Apr, 2017