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

55 Lockhart Drive 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	\$1,275,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$587,750	Prop	erty type		House	Suburb	Rosebud
Period-from	01 Nov 2019	to	31 Oct 2	2020	020 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	
76 Lockhart Drive Rosebud VIC 3939	\$1,200,000	12-Oct-20	
2A Lockhart Drive Rosebud VIC 3939	\$1,150,000	06-Oct-20	

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: 12 November 2020



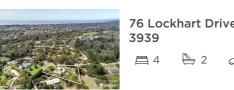
consumer.vic.gov.au



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76 Lockhart Drive Rosebuc 3939	VIC Sold Price	** \$1,200,000 S	Sold Date	12-Oct-20
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2A Lockhart Drive Rosebud VIC
3939Sold PriceRs<\$1,150,000</th>Sold Date06-Oct-203939□4□2□5Distance0.31km

RS = Recent sale UN = Undisclosed Sale

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