

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

1 / 61 Leon Avenue, Rosebud

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2022

to

30 Apr 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

29 WOONTON STREET ROSEBUD VIC 3939	\$632,500	18-Jan-23
193 EIGHTH AVENUE ROSEBUD VIC 3939	\$655,000	17-Dec-22
11 BANKSIA PLACE ROSEBUD VIC 3939	\$655,000	23-Jan-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: 26 May 2023



29 WOONTON STREET ROSEBUD
VIC 3939

3 1 2

Sold Price

\$632,500

Sold Date

18-Jan-23

Distance

0.37km



193 EIGHTH AVENUE ROSEBUD VIC
3939

3 1 2

Sold Price

\$655,000

Sold Date

17-Dec-22

Distance

0.92km



11 BANKSIA PLACE ROSEBUD VIC
3939

3 2 1

Sold Price

Sold Date

23-Jan-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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