

## 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

20 LYON STREET ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2023

to

30 Sep 2024

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

85 LEON AVENUE ROSEBUD VIC 3939	\$730,000	15-Jun-24
53 POTTON AVENUE ROSEBUD VIC 3939	\$745,000	03-Sep-24

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: 22 October 2024

**85 LEON AVENUE ROSEBUD VIC  
3939**

3 1 1

Sold Price

**\$730,000**

Sold Date

**15-Jun-24**

Distance

**0.87km****53 POTTON AVENUE ROSEBUD  
VIC 3939**

3 1 1

Sold Price

**\$745,000**

Sold Date

**03-Sep-24**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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