

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

2 / 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

\$770,000

&

\$835,000

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

1/14 ANNE STREET ROSEBUD VIC 3939	\$807,500	28-Sep-22
78A HAYES AVENUE ROSEBUD VIC 3939	\$785,000	09-Nov-22
3/24 CLOVELLY AVENUE ROSEBUD VIC 3939	\$842,500	26-Apr-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



1/14 ANNE STREET ROSEBUD VIC 3939 Sold Price **\$807,500** Sold Date **28-Sep-22**

 3  2  2

Distance **1.09km**



78A HAYES AVENUE ROSEBUD VIC 3939 Sold Price **\$785,000** Sold Date **09-Nov-22**

 3  2  2

Distance **0.36km**



3/24 CLOVELLY AVENUE ROSEBUD VIC 3939 Sold Price ^{RS} **\$842,500** Sold Date **26-Apr-23**

 3  2  2

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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