

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

1/3 Lawson Crescent 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

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,900

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 2021

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 Cass Street Rosebud VIC 3939	\$610,000	28-Oct-21
39 Keogh Street Rosebud VIC 3939	\$750,000	09-Aug-21
156 Jetty Road Rosebud VIC 3939	\$762,500	21-Aug-21

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 2021



1/14 Cass Street Rosebud VIC 3939 Sold Price ^{RS} **\$610,000** ^{UN} Sold Date **28-Oct-21**

 2  1  1

Distance **0.28km**



39 Keogh Street Rosebud VIC 3939 Sold Price ^{RS} **\$750,000** Sold Date **09-Aug-21**

 3  1  1

Distance **0.32km**



156 Jetty Road Rosebud VIC 3939 Sold Price **\$762,500** Sold Date **21-Aug-21**

 3  1  2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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