

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

15 LEISURE WAY NORTH 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2022

to

31 Dec 2022

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

7 SEABROOK AVENUE ROSEBUD VIC 3939	\$1,000,000	11-Sep-22
64 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939	\$1,200,000	27-Aug-22
28 ST ANDREWS AVENUE ROSEBUD VIC 3939	\$1,185,000	01-Sep-22

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: 17 January 2023



7 SEABROOK AVENUE ROSEBUD VIC 3939

4

2

4

Sold Price

\$1,000,000

Sold Date

11-Sep-22

Distance

0.85km



64 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939

5

2

3

Sold Price

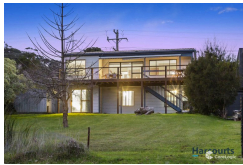
\$1,200,000

Sold Date

27-Aug-22

Distance

1.26km



28 ST ANDREWS AVENUE ROSEBUD VIC 3939

4

2

1

Sold Price

\$1,185,000

Sold Date

01-Sep-22

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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