

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

1/31 LEON AVENUE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

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

63/72 JETTY ROAD ROSEBUD VIC 3939	\$555,000	16-Oct-24
4/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$565,000	28-Jul-24
1/239 JETTY ROAD ROSEBUD VIC 3939	\$570,000	12-Jun-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: 24 October 2024



63/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

^{RS} **\$555,000**

Sold Date **16-Oct-24**

2 1 1

Distance **0.68km**



4/40 ROSEMORE ROAD ROSEBUD VIC 3939

Sold Price

\$565,000

Sold Date **28-Jul-24**

2 1 1

Distance **0.96km**



1/239 JETTY ROAD ROSEBUD VIC 3939

Sold Price

\$570,000

Sold Date **12-Jun-24**

2 1 1

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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