

## 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

12 LAMBERT COURT ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2023

to

31 Dec 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

8 JELBART COURT ROSEBUD VIC 3939	\$655,000	20-Nov-23
22 CLEELAND COURT ROSEBUD VIC 3939	\$685,000	22-Dec-23
40 BESGROVE STREET ROSEBUD VIC 3939	\$780,000	20-Aug-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: 19 January 2024



8 JELBART COURT ROSEBUD VIC 3939

Sold Price

RS

\$655,000

Sold Date

20-Nov-23

3

1

3

Distance

0.15km



22 CLEELAND COURT ROSEBUD VIC 3939

Sold Price

RS

\$685,000

UN

Sold Date

22-Dec-23

3

2

2

Distance

0.35km



40 BESGROVE STREET ROSEBUD VIC 3939

Sold Price

\$780,000

Sold Date

20-Aug-23

4

2

1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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