

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

16 LOCKHART DRIVE, 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$560,500

*House

x

*Unit

Suburb

Rosebud

Period - From

Aug 2017

to

Oct 2017

Source

Realestate.com

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 six 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
71 Lockhart Drive, Rosebud	\$1,100,000	18 Oct, 2017
9 Lockhart Drive, Rosebud	\$1,055,000	16 Dec, 2017
11 Peppermint Court, Rosebud	\$1,155,000	9 Aug, 2017

Property data source: [Corelogic RP Data](#). Amended on 14th February, 2018