

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

2/15 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

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2023

to

31 Mar 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

1 OCEAN STREET ROSEBUD VIC 3939	\$865,000	26-Feb-24
2/8 WOONTON STREET ROSEBUD VIC 3939	\$810,000	08-Feb-24
41 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$870,000	12-Apr-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: 22 April 2024

**1 OCEAN STREET ROSEBUD VIC 3939**

Sold Price

RS

\$865,000

Sold Date

26-Feb-24

3

2

1

Distance

0.24km**2/8 WOONTON STREET ROSEBUD VIC 3939**

Sold Price

RS

\$810,000

Sold Date

08-Feb-24

3

2

2

Distance

0.57km**41 SANTA ROSA CIRCUIT ROSEBUD VIC 3939**

Sold Price

RS

\$870,000

Sold Date

12-Apr-24

3

2

2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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