

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 41 Leon Ave Rosebud 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 585,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 601,750.00

*House

*Unit

Suburb Rosebud 3939

Period - From DEC 2017

to NOV 2018

Source Corelogic

Comparable property sales

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
1. 57 Jetty Rd Rosebud	\$ 611,000	10/11/2018
2. 59 Jetty Rd Rosebud	\$ 665,000	1/10/2018
3. 26 Vickie Crt Rosebud	\$ 599,000	18/8/2018