

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

8 Leisure Way North 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2019

to

30 Nov 2020

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

19 Leisure Way North Rosebud VIC 3939	\$640,000	04-Nov-20
9 Dunsmuir Drive Rosebud VIC 3939	\$610,000	29-Oct-20

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: 21 December 2020



19 Leisure Way North Rosebud VIC 3939

Sold Price

^{RS} **\$640,000** Sold Date **04-Nov-20**

 3  1  2

Distance **0.06km**



9 Dunsmuir Drive Rosebud VIC 3939

Sold Price

\$610,000 Sold Date **29-Oct-20**

 3  2  3

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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