

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

2/12 Leon Avenue, Rosebud Vic 3939

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$723,500

Property Type

Unit

Suburb

Rosebud

Period - From

01/07/2022

to

30/06/2023

Source

REIV

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
1	2/6 Hayes Av ROSEBUD 3939	\$785,000	13/07/2023
2	68 Murray Anderson Rd ROSEBUD 3939	\$765,000	15/05/2023
3	7/44 Rosemore Rd ROSEBUD 3939	\$661,000	04/08/2023

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 six months.~~

This Statement of Information was prepared on:

11/10/2023 21:50



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Property Type: Unit
Land Size: 203 sqm approx
Agent Comments

Indicative Selling Price
\$599,950

Median Unit Price
Year ending June 2023: \$723,500

Comparable Properties



2/6 Hayes Av ROSEBUD 3939 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000
Method: Private Sale
Date: 13/07/2023
Property Type: Unit
Land Size: 249 sqm approx



68 Murray Anderson Rd ROSEBUD 3939 (VG)

Agent Comments

3 - -

Price: \$765,000
Method: Sale
Date: 15/05/2023
Property Type: House (Res)
Land Size: 333 sqm approx



7/44 Rosemore Rd ROSEBUD 3939 (REI)

Agent Comments

3 1 2

Price: \$661,000
Method: Private Sale
Date: 04/08/2023
Property Type: Unit
Land Size: 335 sqm approx