

## 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

26 CLEEK CRESCENT ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2023

to

31 Jan 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

71 LOCKHART DRIVE ROSEBUD VIC 3939	\$2,060,000	15-Feb-24
27 CLEEK CRESCENT ROSEBUD VIC 3939	\$1,615,000	09-Nov-23

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: 29 February 2024

**71 LOCKHART DRIVE ROSEBUD  
VIC 3939**

3 2 2

Sold Price <sup>RS</sup> **\$2,060,000** Sold Date **15-Feb-24**Distance **1.56km****27 CLEEK CRESCENT ROSEBUD  
VIC 3939**

5 2 6

Sold Price <sup>RS</sup> **\$1,615,000** Sold Date **09-Nov-23**Distance **0.07km****RS** = Recent sale**UN** = Undisclosed Sale

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