

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

85 LEON AVENUE 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 May 2023

to

30 Apr 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

4 DENNING COURT ROSEBUD VIC 3939	\$685,000	16-Apr-24
45 ASHENDEN SQUARE ROSEBUD VIC 3939	\$670,000	27-Mar-24
11 LYON STREET ROSEBUD VIC 3939	\$743,000	26-Feb-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: 17 May 2024



4 DENNING COURT ROSEBUD VIC 3939

Sold Price

^{RS} **\$685,000**

Sold Date

16-Apr-24

 3  1  1

Distance

1.36km



45 ASHENDEN SQUARE ROSEBUD VIC 3939

Sold Price

\$670,000

Sold Date

27-Mar-24

 3  1  2

Distance

1.9km



11 LYON STREET ROSEBUD VIC 3939

Sold Price

\$743,000

Sold Date

26-Feb-24

 3  1  1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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