

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

91 Leon Avenue, Rosebud Vic 3939

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$780,000 Property Type House Suburb Rosebud

Period - From 01/01/2023 to 31/12/2023 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	43 Nixon St ROSEBUD 3939	\$850,000	24/12/2023
2	31 Elwers Rd ROSEBUD 3939	\$835,000	31/10/2023
3	96 Ocean St ROSEBUD 3939	\$828,000	24/12/2023

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:

09/04/2024 10:57



Property Type: House (Res)

Land Size: 830 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2023: \$780,000

Comparable Properties



43 Nixon St ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 24/12/2023

Property Type: House (Res)

Land Size: 1004 sqm approx



31 Elwers Rd ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 31/10/2023

Property Type: House

Land Size: 727 sqm approx



96 Ocean St ROSEBUD 3939 (VG)

Agent Comments



Price: \$828,000

Method: Sale

Date: 24/12/2023

Property Type: House (Res)

Land Size: 524 sqm approx

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