

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

2/15 LAWSON CRESCENT 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

\$865,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/24 CLOVELLY AVENUE ROSEBUD VIC 3939	\$840,000	08-Jul-23
5/6 BANKS STREET MCCRAE VIC 3938	\$935,000	05-Oct-23
3/5 HIGHFIELD ROAD MCCRAE VIC 3938	\$950,000	23-Jun-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: 18 November 2023



3/24 CLOVELLY AVENUE ROSEBUD VIC 3939

3 2 2

Sold Price **\$840,000** Sold Date **08-Jul-23**

Distance **0.4km**



5/6 BANKS STREET MCCRAE VIC 3938

3 2 3

Sold Price ^{RS} **\$935,000** Sold Date **05-Oct-23**

Distance **1.34km**



3/5 HIGHFIELD ROAD MCCRAE VIC 3938

3 2 2

Sold Price **\$950,000** Sold Date **23-Jun-23**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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