

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 1/18 Leon Avenue, ROSEBUD 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$485,000 - \$525,000**

### Median sale price

Median **Unit** for **ROSEBUD** for period **Jun 2019 - Sep 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$527,000**

### Comparable property sales

**3/99 Eastbourne Road,**  
Rosebud 3939

Price **\$465,000** Sold 17 July  
2019

**8 Blackwood Place,**  
Rosebud 3939

Price **\$500,000** Sold 21 June  
2019

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 11th Oct 2019

### Additional Information

Fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

Unit



3 beds



2 baths



2 parking

### Ray White Rosebud

1131-1135 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



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