

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

19 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

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

19A LAWSON CRESCENT ROSEBUD VIC 3939	\$721,000	25-Jun-25
1/8 ROSEMORE ROAD ROSEBUD VIC 3939	\$735,000	20-May-25
199 SEVENTH AVENUE ROSEBUD VIC 3939	\$770,000	19-Jun-25

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.~~

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**19A LAWSON CRESCENT
ROSEBUD VIC 3939**

3 2 2

Sold Price

^{RS} **\$721,000** Sold Date **25-Jun-25**

Distance **0km**



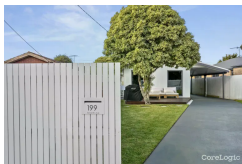
**1/8 ROSEMORE ROAD ROSEBUD
VIC 3939**

3 2 2

Sold Price

\$735,000 Sold Date **20-May-25**

Distance **1.28km**



**199 SEVENTH AVENUE ROSEBUD
VIC 3939**

3 1 1

Sold Price

^{RS} **\$770,000** Sold Date **19-Jun-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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