

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb or locality and postcode)

UNIT 2 / 18 LEON AVENUE ROSEBUD VIC 3941

### Indicative selling price

(\*Delete single price or range as applicable)

Single price \*\$ & OR Range between \*\$575,000 & \$632,500

### Median sale price

(Place 'x' in house or unit as applicable)

Median price \$435,000 House Unit x Suburb or locality ROSEBUD  
Period - From JANUARY 2017 to FEBRUARY 2017 Source CORELOGIC

### Comparable property sales

(\*Delete A or B below as applicable)

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 UNIT 2/12-14 LEON AVENUE ROSEBUD	\$580,000	DECEMBER 2016
2 UNIT 9/791 POINT NEPEAN RD ROSEBUD	\$600,000	MAY 2017
3 UNIT 2/16 SOUTH ROAD ROSEBUD	\$660,000	JANUARY 2017