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

1/38 Rosemore Road 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	\$389,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$525,000	Prop	erty type	pe Unit		Suburb	Rosebud
Period-from	01 Jul 2019	to	30 Jun 2	2020	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
7/791 Point Nepean Road Rosebud VIC 3939	\$505,000	19-Apr-20
11/757 Point Nepean Road Rosebud VIC 3939	\$460,000	05-Jun-20
43/72 Jetty Road Rosebud VIC 3939	\$410,000	15-Jul-20

OR

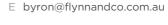
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 17 July 2020





Byron Sedgwick P 0359 863 000 M 0448 863 000





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7/791 Point Nepean Road Rosebud Sold Price **VIC 3939**

□ 1

\$ 1

\$505,000 Sold Date 19-Apr-20

Distance 0.13km



11/757 Point Nepean Road Rosebud Sold Price **VIC 3939**

\$460,000 Sold Date **05-Jun-20**

Distance 0.29km



43/72 Jetty Road Rosebud VIC

Sold Price

*\$**410,000** Sold Date 15-Jul-20

> Distance 0.8km



3939



20/152 Eastbourne Road Rosebud Sold Price VIC 3939

- Sold Date 26-Mar-20

1.63km

= 3 ₾ 1 \$ 2

Distance

RS = Recent sale

UN = Undisclosed Sale

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