

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2019

to

30 Jun 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


7/791 Point Nepean Road Rosebud VIC 3939
 2  1  1

Sold Price

\$505,000

Sold Date

19-Apr-20

Distance

0.13km

11/757 Point Nepean Road Rosebud VIC 3939
 3  1  1

Sold Price

^{RS} **\$460,000**

Sold Date

05-Jun-20

Distance

0.29km

43/72 Jetty Road Rosebud VIC 3939
 2  1  1

Sold Price

^{RS} **\$410,000**

Sold Date

15-Jul-20

Distance

0.8km

20/152 Eastbourne Road Rosebud VIC 3939
 3  1  2

Sold Price

- Sold Date

26-Mar-20

Distance

1.63km
RS = Recent sale

UN = Undisclosed Sale

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