

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

60/72 JETTY 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2022

to

31 Oct 2023

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

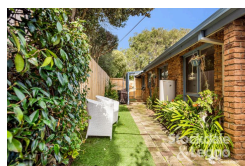
Date of sale

1/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$610,000	15-Aug-23
2/40 ROSEMORE ROAD ROSEBUD VIC 3939	-	08-Jul-23
5/40 ROSEMORE ROAD ROSEBUD VIC 3939	-	01-Jul-23

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: 11 November 2023


**1/40 ROSEMORE ROAD ROSEBUD
VIC 3939**
 2  1  1

Sold Price

\$610,000

Sold Date

15-Aug-23

Distance

0.81km

**2/40 ROSEMORE ROAD ROSEBUD
VIC 3939**
 2  1  1

Sold Price

- Sold Date

08-Jul-23

Distance

0.82km

**5/40 ROSEMORE ROAD ROSEBUD
VIC 3939**
 2  1  1

Sold Price

Sold Date

01-Jul-23

Distance

0.84km

**4/882 POINT NEPEAN ROAD
ROSEBUD VIC 3939**
 2  1  1

Sold Price

^{RS} **\$488,000**

Sold Date

09-Sep-23

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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