

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 Unit 3-904 Point Nepean 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 \$* or range between \$795,000 & \$850,000

Median sale price

Median price \$640,000 Property type Unit Suburb Rosebud

Period - From 1 Jan 2021 to 1 Jan 2022 Source Core Logic

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 six 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 Unit 3, 284 South Road Rosebud	\$845,000	Sep 2021
2 Unit 210, 866 Point Nepean Road Rosebud	\$755,000	Sep 2021
3 Unit 8, Bellavista Mews Rosebud	\$ 825,000	Oct 2021

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 six months.

This Statement of Information was prepared on: 14th February, 2022