

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

2/281 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2022

to

31 Mar 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

12/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$690,000	16-Dec-22
8 WEBBER LANE ROSEBUD VIC 3939	\$750,000	15-Dec-22

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: 28 April 2023



**12/419 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

Sold Price

\$690,000

Sold Date

16-Dec-22

 2
  2
  2

Distance

0.51km



**8 WEBBER LANE ROSEBUD VIC
3939**

Sold Price

\$750,000

Sold Date

15-Dec-22

 3
  2
  2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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