

## 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

206/866 Point Nepean Road Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$799,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 204/866 Point Nepean Road Rosebud VIC 3939 | \$715,000   | 30-Jan-21 |
| 210/866 Point Nepean Road Rosebud VIC 3939 | \$755,000   | 02-Sep-21 |
| 7/866 Point Nepean Road Rosebud VIC 3939   | \$1,150,000 | 27-Aug-21 |

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 September 2021

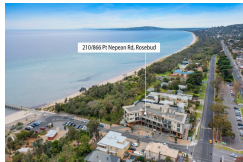


**204/866 Point Nepean Road  
 Rosebud VIC 3939**

 2  2  1

Sold Price **\$715,000** Sold Date **30-Jan-21**

Distance -



**210/866 Point Nepean Road  
 Rosebud VIC 3939**

 2  1  1

Sold Price <sup>RS</sup> **\$755,000** <sup>UN</sup> Sold Date **02-Sep-21**

Distance -



**7/866 Point Nepean Road Rosebud  
 VIC 3939**

 3  2  2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **27-Aug-21**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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