

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

4/5 MARTIN STREET 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2022

to

31 Dec 2022

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	\$690,000	04-Nov-22
1B ADAMS AVENUE ROSEBUD VIC 3939	\$760,500	21-Dec-21
10/4 ROSEMORE ROAD ROSEBUD VIC 3939	\$651,500	17-Feb-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: 11 January 2023


**7/791 POINT NEPEAN ROAD
ROSEBUD VIC 3939**
 2  1  1

Sold Price

^{RS} **\$690,000** Sold Date **04-Nov-22**

 Distance **0.45km**

**1B ADAMS AVENUE ROSEBUD VIC
3939**
 2  1  1

Sold Price

\$760,500 Sold Date **21-Dec-21**

 Distance **0.47km**

**10/4 ROSEMORE ROAD ROSEBUD
VIC 3939**
 2  1  1

Sold Price

\$651,500 Sold Date **17-Feb-22**

 Distance **0.53km**
RS = Recent sale

UN = Undisclosed Sale

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