

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

182 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Rosebud

Period-from

01 May 2022

to

30 Apr 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

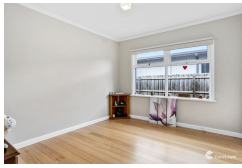
Date of sale

87 FOAM STREET ROSEBUD VIC 3939	\$697,500	15-Feb-23
166 ROSEBUD PARADE ROSEBUD VIC 3939	\$710,000	04-Apr-23
89 SPRAY STREET ROSEBUD VIC 3939	\$710,000	24-Feb-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 May 2023



87 FOAM STREET ROSEBUD VIC 3939

Sold Price **\$697,500** Sold Date **15-Feb-23**

 3  1  1

Distance **0.13km**



166 ROSEBUD PARADE ROSEBUD VIC 3939

Sold Price ^{RS} **\$710,000** Sold Date **04-Apr-23**

 3  1  2

Distance **0.28km**



89 SPRAY STREET ROSEBUD VIC 3939

Sold Price **\$710,000** Sold Date **24-Feb-23**

 3  1  2

Distance **0.35km**

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

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