

## 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

5/791 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

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2021

to

30 Apr 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

50/72 JETTY ROAD ROSEBUD VIC 3939	\$610,000	08-Apr-22
10/4 ROSEMORE ROAD ROSEBUD VIC 3939	\$651,500	17-Feb-22
4/5 HAYES AVENUE ROSEBUD VIC 3939	\$710,000	05-Mar-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: 25 May 2022

Grant McConnell

M 0407515078

E gmccconnell@hockingstuart.com.au

**50/72 JETTY ROAD ROSEBUD VIC 3939**

Sold Price

**\$610,000**

Sold Date

**08-Apr-22**

2



1



1

Distance

**0.79km****10/4 ROSEMORE ROAD ROSEBUD VIC 3939**

Sold Price

**\$651,500**

Sold Date

**17-Feb-22**

2



1



1

Distance

**0.47km****4/5 HAYES AVENUE ROSEBUD VIC 3939**

Sold Price

**\$710,000**

Sold Date

**05-Mar-22**

2



2



2

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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