

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

2/305 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2020

to

31 Mar 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

3/281 Jetty Road Rosebud VIC 3939	\$575,000	15-Dec-20
5/31 Mount Arthur Avenue Rosebud VIC 3939	\$563,000	07-Dec-20
19/71 Hove Road Rosebud VIC 3939	\$580,000	21-Nov-20

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: 15 April 2021



3/281 Jetty Road Rosebud VIC 3939

Sold Price

\$575,000

Sold Date **15-Dec-20**

3 2 2

Distance **0.26km**



5/31 Mount Arthur Avenue Rosebud VIC 3939

Sold Price

\$563,000

Sold Date **07-Dec-20**

3 2 2

Distance **0.53km**



19/71 Hove Road Rosebud VIC 3939

Sold Price

\$580,000

Sold Date **21-Nov-20**

3 2 2

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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