

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

62/72 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

or range
between

\$510,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2023

to

30 Nov 2024

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

63/72 JETTY ROAD ROSEBUD VIC 3939	\$555,000	16-Oct-24
51/72 JETTY ROAD ROSEBUD VIC 3939	\$515,000	12-Nov-24

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: 12 December 2024



63/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

^{RS}

\$555,000

Sold Date

16-Oct-24

 2

 1

 1

Distance

0.01km



51/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

^{RS}

\$515,000

Sold Date

12-Nov-24

 2

 1

 1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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