

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

2/254 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2022

to

30 Jun 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

14/72 JETTY ROAD ROSEBUD VIC 3939	\$550,000	05-Feb-23
4/82 POTTON AVENUE ROSEBUD VIC 3939	\$550,000	04-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: 31 July 2023



14/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price
 \$550,000
 Sold Date
 05-Feb-23

2
 1
 1

Distance
 1.76km



4/82 POTTTON AVENUE ROSEBUD VIC 3939

Sold Price
 Sold Date
 04-Feb-23

2
 1
 1

Distance
 0.77km

RS = Recent sale
 UN = Undisclosed Sale

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