

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

13/72 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

\$425,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2019

to

30 Apr 2020

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

49/72 Jetty Road Rosebud VIC 3939	\$440,150	25-Feb-20
65/72 Jetty Road Rosebud VIC 3939	\$395,000	06-Dec-19
53/72 Jetty Road Rosebud VIC 3939	\$420,000	31-Oct-19

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: 29 May 2020



49/72 Jetty Road Rosebud VIC 3939

 2  1  3

Sold Price

\$440,150

Sold Date **25-Feb-20**

Distance **0.03km**



65/72 Jetty Road Rosebud VIC 3939

 2  1  1

Sold Price

\$395,000

Sold Date **06-Dec-19**

Distance **0.11km**



53/72 Jetty Road Rosebud VIC 3939

 2  1  1

Sold Price

\$420,000

Sold Date **31-Oct-19**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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