

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

9/72 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2019

to

31 Aug 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

43/72 Jetty Road Rosebud VIC 3939	\$410,000	15-Jul-20
49/72 Jetty Road Rosebud VIC 3939	\$440,150	25-Feb-20
65/72 Jetty Road Rosebud VIC 3939	\$395,000	06-Dec-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: 02 September 2020



43/72 Jetty Road Rosebud VIC 3939

 2  1  1

Sold Price

^{RS} **\$410,000**

Sold Date

15-Jul-20

Distance

0.1km



49/72 Jetty Road Rosebud VIC 3939

 2  1  3

Sold Price

\$440,150

Sold Date

25-Feb-20

Distance

0.05km



65/72 Jetty Road Rosebud VIC 3939

 2  1  1

Sold Price

\$395,000

Sold Date

06-Dec-19

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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