

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

2/209 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,900

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 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

3/209 Jetty Road Rosebud VIC 3939	\$820,000	30-Oct-21
2/10 Mount Arthur Avenue Rosebud VIC 3939	\$830,000	28-Oct-21

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: 16 November 2021



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3/209 Jetty Road Rosebud VIC 3939

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **30-Oct-21**

3 2 2

Distance **0.01km**



2/10 Mount Arthur Avenue Rosebud VIC 3939

Sold Price ^{RS} **\$830,000** Sold Date **28-Oct-21**

3 2 2

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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