

## 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

42/72 JETTY ROAD ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$519,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2023

to

31 Dec 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

60/72 JETTY ROAD ROSEBUD VIC 3939	\$555,000	07-Dec-23
17/72 JETTY ROAD ROSEBUD VIC 3939	\$520,000	18-Aug-22
14/72 JETTY ROAD ROSEBUD VIC 3939	\$550,000	05-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: 16 January 2024



**60/72 JETTY ROAD ROSEBUD VIC 3939** Sold Price <sup>RS</sup> **\$555,000** <sup>UN</sup> Sold Date **07-Dec-23**

 2  1  2

Distance **0.04km**



**17/72 JETTY ROAD ROSEBUD VIC 3939** Sold Price **\$520,000** Sold Date **18-Aug-22**

 2  1  2

Distance **0.1km**



**14/72 JETTY ROAD ROSEBUD VIC 3939** Sold Price **\$550,000** Sold Date **05-Feb-23**

 2  1  1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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