

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13/779 POINT NEPEAN 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,900

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

16 ADAMS AVENUE ROSEBUD VIC 3939	760000	08-Jan-22
10/4 ROSEMORE ROAD ROSEBUD VIC 3939	651500	17-Feb-22
5/44 ROSEMORE ROAD ROSEBUD VIC 3939	645000	19-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 May 2022

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16 ADAMS AVENUE ROSEBUD VIC 3939

Sold Price

760000

Sold Date

08-Jan-22

3 3 1

Distance

0.33km

16 ADAMS AVENUE, ROSEBUD VIC 3939
PHOTOGRAPHY BY PHILIP DOWN



10/4 ROSEMORE ROAD ROSEBUD VIC 3939

Sold Price

651500

Sold Date

17-Feb-22

2 1 1

Distance

0.37km

10/4 ROSEMORE ROAD, ROSEBUD VIC 3939
PHOTOGRAPHY BY PHILIP DOWN



5/44 ROSEMORE ROAD ROSEBUD VIC 3939

Sold Price

645000

Sold Date

19-Feb-22

3 1 1

Distance

0.05km

5/44 ROSEMORE ROAD, ROSEBUD VIC 3939
PHOTOGRAPHY BY PHILIP DOWN

RS = Recent sale

UN = Undisclosed Sale

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