

## 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

5/3 BANKSIA PLACE 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

or range  
between

\$499,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2023

to

30 Nov 2024

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

51/72 JETTY ROAD ROSEBUD VIC 3939	\$515,000	12-Nov-24
2/239 JETTY ROAD ROSEBUD VIC 3939	\$497,000	25-Jun-24
1/77 ELWERS ROAD ROSEBUD VIC 3939	\$520,000	30-Oct-24

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: 03 December 2024



**51/72 JETTY ROAD ROSEBUD VIC 3939**

Sold Price

<sup>RS</sup>

**\$515,000**

Sold Date

**12-Nov-24**

2

1

1

Distance

**1.12km**



**2/239 JETTY ROAD ROSEBUD VIC 3939**

Sold Price

**\$497,000**

Sold Date

**25-Jun-24**

2

1

1

Distance

**1.38km**



**1/77 ELWERS ROAD ROSEBUD VIC 3939**

Sold Price

<sup>RS</sup>

**\$520,000**

<sup>UN</sup>

Sold Date

**30-Oct-24**

2

1

1

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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