

## 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

7/791 POINT NEPEAN 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

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$705,000	02-Jul-22
15/152 EASTBOURNE ROAD ROSEBUD VIC 3939	\$640,000	11-Jun-22
5/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$660,000	04-Jun-22

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: 18 October 2022

	<b>2/791 POINT NEPEAN ROAD ROSEBUD VIC 3939</b>	Sold Price <b>\$705,000</b>	Sold Date <b>02-Jul-22</b>		
				Distance <b>0.05km</b>	<div> <div>2</div> <div>1</div> <div>1</div> </div>
	<b>15/152 EASTBOURNE ROAD ROSEBUD VIC 3939</b>	Sold Price <b>\$640,000</b>	Sold Date <b>11-Jun-22</b>		
				Distance <b>1.66km</b>	<div> <div>2</div> <div>1</div> <div>1</div> </div>
	<b>5/791 POINT NEPEAN ROAD ROSEBUD VIC 3939</b>	Sold Price <b>\$660,000</b>	Sold Date <b>04-Jun-22</b>		
				Distance <b>0.01km</b>	<div> <div>3</div> <div>1</div> <div>1</div> </div>

RS = Recent sale

UN = Undisclosed Sale

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