

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

12/779 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

Other

Suburb

Rosebud

Period-from

01 Feb 2019

to

31 Jan 2020

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

3/779 Point Nepean Road Rosebud VIC 3939	\$500,000	15-Jul-19

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 February 2020

**3/779 Point Nepean Road Rosebud
VIC 3939** 2  2  1

Sold Price

\$500,000

Sold Date

15-Jul-19

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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