

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

15/72 JETTY 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2023

to

30 Apr 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

60/72 JETTY ROAD ROSEBUD VIC 3939	\$555,000	03-Dec-23
6/72 JETTY ROAD ROSEBUD VIC 3939	-	13-Mar-24
42/72 JETTY ROAD ROSEBUD VIC 3939	\$515,000	19-Jan-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.~~

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60/72 JETTY ROAD ROSEBUD VIC 3939 Sold Price **\$555,000** Sold Date **03-Dec-23**
 Distance **0.08km**
 2 1 2



6/72 JETTY ROAD ROSEBUD VIC 3939 Sold Price ^{RS} - Sold Date **13-Mar-24**
 Distance **0.12km**
 2 1 1



42/72 JETTY ROAD ROSEBUD VIC 3939 Sold Price **\$515,000** Sold Date **19-Jan-24**
 Distance **0.13km**
 2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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