

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

50 KENNINGTON 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2021

to

30 Nov 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

4/834 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$515,000	09-Dec-22
17/72 JETTY ROAD ROSEBUD VIC 3939	\$520,000	18-Aug-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.

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4/834 POINT NEPEAN ROAD
ROSEBUD VIC 3939

2 1 1

Sold Price ^{RS} \$515,000 Sold Date 09-Dec-22

Distance 1.01km



17/72 JETTY ROAD ROSEBUD VIC
3939

2 1 2

Sold Price \$520,000 Sold Date 18-Aug-22

Distance 0.81km

RS = Recent sale UN = Undisclosed Sale

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