

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

15/250-256 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2019

to

30 Nov 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

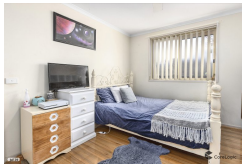
Date of sale

18/254 Jetty Road Rosebud VIC 3939	\$410,000	20-Jul-20
7/12 Vickie Court Rosebud VIC 3939	\$440,000	23-Jun-20
2/117 Boneo Road Rosebud VIC 3939	\$443,000	26-Sep-20

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: 08 December 2020



18/254 Jetty Road Rosebud VIC 3939

Sold Price

\$410,000

Sold Date

20-Jul-20

2

1

1

Distance

0.08km



7/12 Vickie Court Rosebud VIC 3939

Sold Price

\$440,000

Sold Date

23-Jun-20

2

1

1

Distance

1.57km



2/117 Boneo Road Rosebud VIC 3939

Sold Price

^{RS} **\$443,000**

Sold Date

26-Sep-20

2

1

1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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