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

40 BESGROVE STREET 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 rang betwee		\$750,000	&	\$820,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$820,000	Prop	erty type		House	Suburb	Rosebud		
Period-from	01 Aug 2022	to	31 Jul 20	23	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	
87 JETTY ROAD ROSEBUD VIC 3939	\$780,000	07-Aug-23	

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: 14 August 2023



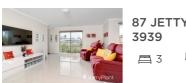
consumer.vic.gov.au



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87 JETTY ROAD ROSEBUD VIC

Sold Price

^{rs}\$780,000 Sold Date 07-Aug-23

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Distance 1.15km

RS = Recent sale UN = Undisclosed Sale

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