

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

1/281 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

2/281 Jetty Road Rosebud VIC 3939	\$520,000	26-Oct-19
5/244 Jetty Road Rosebud VIC 3939	\$555,000	01-Oct-19
43 Bilbul Avenue Rosebud VIC 3939	\$512,000	28-Jan-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: 26 February 2020



GRANGER

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2/281 Jetty Road Rosebud VIC 3939

3 2 2

Sold Price

\$520,000

Sold Date

26-Oct-19

Distance

0.02km



5/244 Jetty Road Rosebud VIC 3939

3 2 2

Sold Price

\$555,000

Sold Date

01-Oct-19

Distance

0.84km



43 Bilbul Avenue Rosebud VIC 3939

3 2 2

Sold Price

^{RS} **\$512,000**

Sold Date

28-Jan-20

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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