

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

Unit 1, 82 Potton Avenue 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 \$595,000 & \$625,000

Median sale price

Median price \$ 695,000 Property type Unit Suburb Rosebud

Period - From 1 Apr 2021 to 31 Mar 2022 Source CoreLogic

Comparable property sales

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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
Unit 1, 860 Point Nepean Road, Rosebud	\$593,999	22 Apr 2022
Unit 50, 72 Jetty Road, Rosebud	\$610,000	8 Apr 2022
	\$	

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 six months.

This Statement of Information was prepared on: 29th June 2022