# 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

84 Jetty Road Rosebud VIC 3939

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	3000000	&	\$650,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$585,000	Property type	House	Suburb	Rosebud		

30 Sep 2020

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2019

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.

to

Address of comparable property	Price	Date of sale
8 Ocean Street Rosebud VIC 3939	\$565,000	30-Jul-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: 06 October 2020



Corelogic

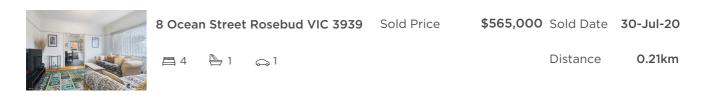
consumer.vic.gov.au



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#### RS = Recent sale UN = Undisclosed Sale

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