

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

4/834 POINT NEPEAN 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2021

to

31 Oct 2022

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

17/72 JETTY ROAD ROSEBUD VIC 3939	\$520,000	18-Aug-22
1/860 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$593,999	22-Apr-22
15/152 EASTBOURNE ROAD ROSEBUD VIC 3939	\$640,000	11-Jun-22

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: 05 November 2022


17/72 JETTY ROAD ROSEBUD VIC 3939

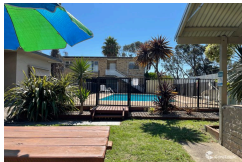
Sold Price

\$520,000

Sold Date

18-Aug-22
 2  1  2

Distance

0.68km

1/860 POINT NEPEAN ROAD ROSEBUD VIC 3939

Sold Price

\$593,999

Sold Date

22-Apr-22
 2  1  1

Distance

0.22km

15/152 EASTBOURNE ROAD ROSEBUD VIC 3939

Sold Price

\$640,000

Sold Date

11-Jun-22
 2  1  1

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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