

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

45/72 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2020

to

28 Feb 2021

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

61/72 Jetty Road Rosebud VIC 3939	\$442,700	02-Feb-21
1/77 Jetty Road Rosebud VIC 3939	\$505,000	24-Feb-21
1/44 Rosemore Road Rosebud VIC 3939	\$500,000	18-Feb-21

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.~~

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61/72 Jetty Road Rosebud VIC 3939

Sold Price **\$442,700** Sold Date **02-Feb-21**

 2  1  1

Distance **0.02km**



1/77 Jetty Road Rosebud VIC 3939

Sold Price ^{RS} **\$505,000** Sold Date **24-Feb-21**

 2  1  1

Distance **0.55km**



1/44 Rosemore Road Rosebud VIC 3939

Sold Price **\$500,000** Sold Date **18-Feb-21**

 2  1  1

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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