

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

5 Webber Lane 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2020

to

30 Nov 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

3/209 Jetty Road Rosebud VIC 3939	\$820,000	30-Oct-21
2/10 Mount Arthur Avenue Rosebud VIC 3939	\$830,000	22-Oct-21
5 Clovelly Avenue Rosebud VIC 3939	\$790,000	22-Oct-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.~~

This Statement of Information was prepared on: 29 December 2021

Philip Down

P 0359871999

M 0423515490

E pdown@hockingstuart.com.au



3/209 Jetty Road Rosebud VIC 3939

3 2 2

Sold Price

\$820,000

Sold Date

30-Oct-21

Distance

0.18km

2/10 Mount Arthur Avenue Rosebud VIC 3939

3 2 2

Sold Price

\$830,000

Sold Date

22-Oct-21

Distance

1.2km

5 Clovelly Avenue Rosebud VIC 3939

3 2 1

Sold Price

\$790,000

Sold Date

22-Oct-21

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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