

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

1/779 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

or range
between

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2019

to

30 Apr 2020

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

4/783 Point Nepean Road Rosebud VIC 3939	\$720,000	26-Feb-20
3A Foothills Avenue McCrae VIC 3938	\$875,000	11-Mar-20
1/144 Flinders Street McCrae VIC 3938	\$860,000	19-Nov-19

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: 13 May 2020



4/783 Point Nepean Road Rosebud VIC 3939

 3
  2
  2

Sold Price

\$720,000

Sold Date

26-Feb-20

Distance

0.09km

3A Foothills Avenue McCrae VIC 3938

 3
  2
  4

Sold Price

\$875,000

Sold Date

11-Mar-20

Distance

0.8km

1/144 Flinders Street McCrae VIC 3938

 3
  2
  2

Sold Price

\$860,000

Sold Date

19-Nov-19

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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