

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

51/72 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2023

to

31 Aug 2024

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

4/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$565,000	12-Aug-24
42/72 JETTY ROAD ROSEBUD VIC 3939	\$515,000	19-Jan-24
6/72 JETTY ROAD ROSEBUD VIC 3939	\$595,000	08-Mar-24

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: 14 September 2024

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4/40 ROSEMORE ROAD ROSEBUD VIC 3939

Sold Price

^{RS}

\$565,000

Sold Date

12-Aug-24

 2

 1

 1

Distance

0.84km



42/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

\$515,000

Sold Date

19-Jan-24

 2

 1

 1

Distance

0.07km



6/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

\$595,000

Sold Date

08-Mar-24

 2

 1

 1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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