

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

10/791 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

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2021

to

30 Nov 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

745 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$935,000	21-Sep-22
2/143 JETTY ROAD ROSEBUD VIC 3939	\$800,000	31-Aug-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: 13 December 2022



745 POINT NEPEAN ROAD
ROSEBUD VIC 3939

Sold Price

\$935,000

Sold Date

21-Sep-22

3

2

1

Distance

0.53km



2/143 JETTY ROAD ROSEBUD VIC
3939

Sold Price

^{RS}\$800,000

Sold Date

31-Aug-22

4

2

2

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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