

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

3/791 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

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2024

to

28 Feb 2025

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

Address of comparable property	Price	Date of sale
1/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$750,000	12-Feb-02
3/5 ROSEMORE ROAD ROSEBUD VIC 3939	\$725,000	24-Oct-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: 29 March 2025



Scott Joyce
P (03) 5986 3000
M 0456 003 455
E scott@flynnandco.com.au



**1/791 POINT NEPEAN ROAD
ROSEBUD VIC 3939**

2 1 1

Sold Price **\$750,000** Sold Date **12-Feb-02**

Distance **0km**



**3/5 ROSEMORE ROAD ROSEBUD
VIC 3939**

2 2 1

Sold Price **\$725,000** Sold Date **24-Oct-24**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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