

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

1/77 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

or range
between

\$450,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Feb 2020

to

31 Jan 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

13/72 Jetty Road Rosebud VIC 3939	\$435,000	10-Oct-20
26/72 Jetty Road Rosebud VIC 3939	\$430,000	07-Dec-20
14 Adams Avenue Rosebud VIC 3939	\$530,000	01-Sep-20

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: 12 February 2021



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13/72 Jetty Road Rosebud VIC 3939

2 1 1

Sold Price

\$435,000

Sold Date **10-Oct-20**

Distance **0.47km**



26/72 Jetty Road Rosebud VIC 3939

2 1 1

Sold Price

\$430,000

Sold Date **07-Dec-20**

Distance **0.57km**



14 Adams Avenue Rosebud VIC 3939

3 2 1

Sold Price

\$530,000

Sold Date **01-Sep-20**

Distance **0.82km**



5/86 First Avenue Rosebud VIC 3939

3 1 1

Sold Price

\$490,000

Sold Date **03-Oct-20**

Distance **1.33km**



2/90 Warranilla Avenue Rosebud VIC 3939

2 2 1

Sold Price

^{RS} **\$556,000**

Sold Date **23-Dec-20**

Distance **1.53km**



5/4 Rosemore Road Rosebud VIC 3939

2 1 1

Sold Price

^{RS} **\$540,000**

Sold Date **05-Jan-21**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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