

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

26/72 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 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

13/72 Jetty Road Rosebud VIC 3939	\$435,000	10-Oct-20
9/72 Jetty Road Rosebud VIC 3939	\$380,000	28-Sep-20
13/254 Jetty Road Rosebud VIC 3939	\$390,000	24-Jun-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: 20 November 2020



GRANGER

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13/72 Jetty Road Rosebud VIC 3939

Sold Price

\$435,000

Sold Date

10-Oct-20

2 1 1

Distance

0.11km



9/72 Jetty Road Rosebud VIC 3939

Sold Price

\$380,000

Sold Date

28-Sep-20

2 1 1

Distance

0.14km



13/254 Jetty Road Rosebud VIC 3939

Sold Price

\$390,000

Sold Date

24-Jun-20

2 1 1

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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