

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

5/3 BANKSIA PLACE 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

\$499,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2023

to

30 Nov 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

51/72 JETTY ROAD ROSEBUD VIC 3939

\$515,000

12-Nov-24

2/239 JETTY ROAD ROSEBUD VIC 3939

\$497,000

25-Jun-24

1/77 ELWERS ROAD ROSEBUD VIC 3939

\$520,000

30-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: 03 December 2024



51/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

^{RS} **\$515,000**

Sold Date

12-Nov-24

2

1

1

Distance

1.12km



2/239 JETTY ROAD ROSEBUD VIC 3939

Sold Price

\$497,000

Sold Date

25-Jun-24

2

1

1

Distance

1.38km



1/77 ELWERS ROAD ROSEBUD VIC 3939

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date

30-Oct-24

2

1

1

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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