

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

15/72 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2020

to

30 Jun 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

32/72 Jetty Road Rosebud VIC 3939	\$525,000	27-Apr-21
37/72 Jetty Road Rosebud VIC 3939	\$495,000	11-Apr-21
1/77 Jetty Road Rosebud VIC 3939	\$505,000	24-Feb-21

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: 24 July 2021



32/72 Jetty Road Rosebud VIC 3939

 2  1  1

Sold Price **\$525,000** Sold Date **27-Apr-21**

Distance **0.13km**



37/72 Jetty Road Rosebud VIC 3939

 2  1  1

Sold Price **\$495,000** Sold Date **11-Apr-21**

Distance **0.18km**

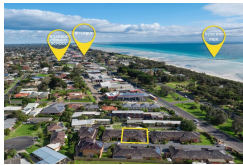


1/77 Jetty Road Rosebud VIC 3939

 2  1  1

Sold Price **\$505,000** Sold Date **24-Feb-21**

Distance **0.48km**



6/791 Point Nepean Road Rosebud VIC 3939

 2  1  2

Sold Price ^{RS} **\$735,500** Sold Date **03-Jul-21**

Distance **0.83km**



1/44 Rosemore Road Rosebud VIC 3939

 2  1  1

Sold Price **\$500,000** Sold Date **18-Feb-21**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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