# 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

#### 6/757 POINT NEPEAN ROAD ROSEBUD VIC 3939

## Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or ran betwe	ິ ຫລ∠ບ ບບບ	&	\$560,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$667,500	Property type	Unit	Suburb	Rosebud

30 Sep 2024

Source

## Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2023

**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.

to

Address of comparable property	Price	Date of sale
4/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$565,000	28-Jul-24
1/119 JETTY ROAD ROSEBUD VIC 3939	\$550,000	06-May-24
1/95 EASTBOURNE ROAD ROSEBUD VIC 3939	\$565,000	17-May-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.

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Corelogic

consumer.vic.gov.au



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 4/40 ROSEMORE ROAD ROSEBUD Sold Price
 \$565,000 Sold Date
 28-Jul-24

 VIC 3939
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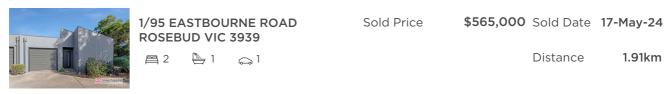
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 1/119 JETTY ROAD ROSEBUD VIC
 Sold Price
 \$550,000
 Sold Date 06-May-24

 3939
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 Distance
 1.63km



RS = Recent sale UN = Undisclosed Sale

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