

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

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

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2023

to

30 Sep 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

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.~~

This Statement of Information was prepared on: 15 October 2024



4/40 ROSEMORE ROAD ROSEBUD VIC 3939

2 1 1

Sold Price

\$565,000

Sold Date

28-Jul-24

Distance

0.25km



1/119 JETTY ROAD ROSEBUD VIC 3939

2 1 1

Sold Price

\$550,000

Sold Date

06-May-24

Distance

1.63km



1/95 EASTBOURNE ROAD ROSEBUD VIC 3939

2 1 1

Sold Price

\$565,000

Sold Date

17-May-24

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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