

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

\$525,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2023

to

31 Oct 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

103/2 WATTLE PLACE MCCRAE VIC 3938	\$540,000	30-Jul-24
6/834 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$535,000	21-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 November 2024



**103/2 WATTLE PLACE MCCRAE
VIC 3938**

1 1 -

Sold Price **\$540,000** Sold Date **30-Jul-24**

Distance **0.41km**



**6/834 POINT NEPEAN ROAD
ROSEBUD VIC 3939**

2 1 -

Sold Price **\$535,000** Sold Date **21-Jun-24**

Distance **0.57km**



**1/77 ELWERS ROAD ROSEBUD VIC
3939**

2 1 1

Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **30-Oct-24**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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