

## 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

1/777 Point Nepean Road Rosebud VIC 3939

### Indicative selling price

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

Single Price

\$469,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/38 Rosemore Road Rosebud VIC 3939       | \$370,000 | 24-Aug-20 |
| 4/791 Point Nepean Road Rosebud VIC 3939  | \$550,000 | 08-Jul-20 |
| 11/757 Point Nepean Road Rosebud VIC 3939 | \$460,000 | 03-Jun-20 |

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: 17 November 2020



**1/38 Rosemore Road Rosebud VIC 3939** Sold Price **\$370,000** Sold Date **24-Aug-20**

 3  1  1

Distance **0.15km**



**4/791 Point Nepean Road Rosebud VIC 3939** Sold Price **\$550,000** Sold Date **08-Jul-20**

 2  1  1

Distance **0.16km**



**11/757 Point Nepean Road Rosebud VIC 3939** Sold Price **\$460,000** Sold Date **03-Jun-20**

 3  1  1

Distance **0.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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