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	12/72 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$619,900	Property type	Unit	Suburb	Rosebud
Period-from	01 Nov 2020	to	31 Oct 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
15/72 Jetty Road Rosebud VIC 3939	$540,000	26-Aug-21
1/11 Jetty Road Rosebud VIC 3939	$521,000	16-Oct-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: 18 November 2021

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15/72 Jetty Road Rosebud VIC 3939

2 1 1

Sold Price **$540,000** Sold Date **26-Aug-21**

Distance **0.04km**



1/11 Jetty Road Rosebud VIC 3939

2 1 2

Sold Price RS **$521,000** Sold Date **16-Oct-21**

Distance **0.24km**

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

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