

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

11/779 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2018

to

31 Oct 2019

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

7/779 Point Nepean Road Rosebud VIC 3939	\$500,000	24-Jun-19
3/779 Point Nepean Road Rosebud VIC 3939	\$500,000	15-Jul-19
9/4 Rosemore Road Rosebud VIC 3939	\$520,000	04-Jul-19

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: 19 November 2019

7/779 Point Nepean Road Rosebud VIC 3939 Sold Price **\$500,000** Sold Date **24-Jun-19**

 3  2  1

Distance **0.03km**

3/779 Point Nepean Road Rosebud VIC 3939 Sold Price Sold Date **15-Jul-19**

 2  2  1

Distance **0.06km**



9/4 Rosemore Road Rosebud VIC 3939 Sold Price **\$520,000** Sold Date **04-Jul-19**

 2  1  1

Distance **0.37km**

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

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