

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

1/266 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2023

to

31 May 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

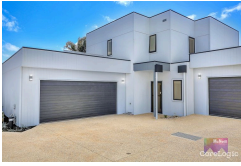
Date of sale

4/266 JETTY ROAD ROSEBUD VIC 3939	\$830,000	01-May-24
2/266 JETTY ROAD ROSEBUD VIC 3939	\$840,000	14-Jun-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: 25 June 2024



4/266 JETTY ROAD ROSEBUD VIC 3939 Sold Price ^{RS} **\$830,000** Sold Date **01-May-24**

4 3 2

Distance **0.06km**



2/266 JETTY ROAD ROSEBUD VIC 3939 Sold Price ^{RS} **\$840,000** Sold Date **14-Jun-24**

4 3 2

Distance **0.02km**

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

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