

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

2/70 SOUTH 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2023

to

30 Apr 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

2/38 ROSEMORE ROAD ROSEBUD VIC 3939	\$585,000	21-Feb-24
2/12 VICKIE COURT ROSEBUD VIC 3939	\$560,000	18-Apr-24
60/72 JETTY ROAD ROSEBUD VIC 3939	\$555,000	03-Dec-23

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.~~

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**2/38 ROSEMORE ROAD ROSEBUD
VIC 3939**

3 2 1

Sold Price **\$585,000** Sold Date **21-Feb-24**

Distance **0.25km**



**2/12 VICKIE COURT ROSEBUD VIC
3939**

2 1 1

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **18-Apr-24**

Distance **0.63km**



**60/72 JETTY ROAD ROSEBUD VIC
3939**

2 1 2

Sold Price **\$555,000** Sold Date **03-Dec-23**

Distance **0.7km**

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

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