

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

8 JELBART COURT 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2022

to

30 Sep 2023

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 JELBART COURT ROSEBUD VIC 3939	\$680,000	06-May-23
41 DEIGHTON DRIVE ROSEBUD VIC 3939	\$745,000	22-Aug-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.

This Statement of Information was prepared on: 02 October 2023

**2 JELBART COURT ROSEBUD VIC
3939**

Sold Price

\$680,000Sold Date **06-May-23**

3 1 1

Distance **0.05km****41 DEIGHTON DRIVE ROSEBUD VIC
3939**

Sold Price

^{RS} **\$745,000**Sold Date **22-Aug-23**

3 1 2

Distance **0.59km****RS** = Recent sale**UN** = Undisclosed Sale

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