

# STATEMENT OF INFORMATION

876 POINT NEPEAN ROAD, ROSEBUD, VIC 3939

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

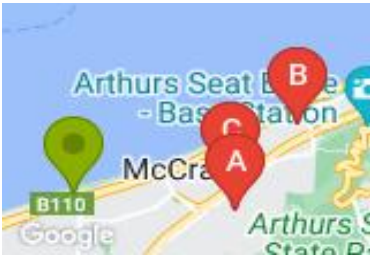

**876 POINT NEPEAN ROAD, ROSEBUD, VIC**
 3
  2
  5

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)
**Price Range: \$2,750,000 to \$3,025,000**

Provided by: Daniel Chessari , Ray White Rye

## MEDIAN SALE PRICE



## ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

**\$780,000**

01 October 2022 to 30 September 2023

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.


**68 FLINDERS ST, MCCRAE, VIC 3938**
 4
  2
  5

Sale Price

**\$2,950,000**

Sale Date: 15/07/2023

Distance from Property: 2.1km


**16 HEARN ST, DROMANA, VIC 3936**
 5
  2
  2

Sale Price

**\*\$2,750,000**

Sale Date: 25/11/2023

Distance from Property: 3.1km


**46 BARTELS ST, MCCRAE, VIC 3938**
 3
  2
  2

Sale Price

**\$2,000,000**

Sale Date: 15/07/2023

Distance from Property: 2km



This report has been compiled on 15/12/2023 by Ray White Rye. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

876 POINT NEPEAN ROAD, ROSEBUD, VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$2,750,000 to \$3,025,000


### Median sale price

Median price: \$780,000

Property type: House

Suburb: ROSEBUD

Period: 01 October 2022 to 30 September 2023

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
68 FLINDERS ST, MCCRAE, VIC 3938	\$2,950,000	15/07/2023
16 HEARN ST, DROMANA, VIC 3936	*\$2,750,000	25/11/2023
46 BARTELS ST, MCCRAE, VIC 3938	\$2,000,000	15/07/2023

This Statement of Information was prepared on: 15/12/2023