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	15/72 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Rosebud
Period-from	01 May 2024	to	30 Apr 2025	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
24/72 JETTY ROAD ROSEBUD VIC 3939	$520,000	29-Jan-25
28/72 JETTY ROAD ROSEBUD VIC 3939	$501,000	21-Jan-25
62/72 JETTY ROAD ROSEBUD VIC 3939	$512,000	09-Feb-25

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: 20 May 2025

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24/72 JETTY ROAD ROSEBUD VIC 3939

2 1 -

Sold Price **$520,000** Sold Date **29-Jan-25**

Distance **0km**



28/72 JETTY ROAD ROSEBUD VIC 3939

2 1 1

Sold Price **$501,000** Sold Date **21-Jan-25**

Distance **0km**



62/72 JETTY ROAD ROSEBUD VIC 3939

2 1 1

Sold Price **$512,000** Sold Date **09-Feb-25**

Distance **0km**

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

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