## 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

105 Mountain View Parade, Rosanna Vic 3084

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,850,000		&		\$1,950,000				
Median sale price									
Median price	\$1,390,000	Pro	Property Type H		House		Suburb	Rosanna	
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV		

### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	14 Leonard St HEIDELBERG HEIGHTS 3081	\$1,825,000	03/05/2025
2	22 Banyule Rd ROSANNA 3084	\$1,830,000	14/12/2024
3			

OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

13/05/2025 12:26









Property Type: House Land Size: 804 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price Year ending March 2025: \$1,390,000

# **Comparable Properties**

	14 Leonard St HEIDELBERG HEIGHTS 3081 (REI)     1   1   1 </th <th>Agent Comments</th>	Agent Comments
Hits	22 Banyule Rd ROSANNA 3084 (REI) 4 2 3 Price: \$1,830,000 Method: Auction Sale Date: 14/12/2024 Rooms: 7 Property Type: House (Res) Land Size: 1440 sqm approx	Agent Comments

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 six months.

### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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