

# 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

11 Greville Road, Rosanna Vic 3084

### Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,267,500 Property Type House Suburb Rosanna

Period - From 01/07/2023 to 30/09/2023 Source 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 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 204 Waiora Rd ROSANNA 3084     | \$2,340,000 | 09/09/2023   |
| 2 | 36 Martin St HEIDELBERG 3084   | \$2,116,000 | 20/05/2023   |
| 3 | 3 Gordon Ct VIEWBANK 3084      | \$1,865,000 | 19/08/2023   |

**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 six months.~~

This Statement of Information was prepared on:

16/10/2023 12:58



4   2   2

**Property Type:** House (Res)

**Land Size:** 642 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

September quarter 2023: \$1,267,500

## Comparable Properties



**204 Waiora Rd ROSANNA 3084 (REI)**

Agent Comments

4   3   2

**Price:** \$2,340,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 804 sqm approx



**36 Martin St HEIDELBERG 3084 (REI/VG)**

Agent Comments

5   3   1

**Price:** \$2,116,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**3 Gordon Ct VIEWBANK 3084 (REI)**

Agent Comments

4   2   2

**Price:** \$1,865,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)

**Land Size:** 788 sqm approx

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