

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

12 JONES CRESCENT ROSANNA VIC 3084

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

\$960,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Rosanna

Period-from

01 Feb 2023

to

31 Jan 2024

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

60 KAMBEA CRESCENT VIEWBANK VIC 3084	\$1,000,000	19-Aug-23
2 GORDON COURT VIEWBANK VIC 3084	\$1,018,000	03-Sep-22
19 FALCON ROAD MACLEOD VIC 3085	\$990,000	26-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: 07 February 2024

**60 KAMBEA CRESCENT
VIEWBANK VIC 3084**

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Sold Price **\$1,000,000** Sold Date **19-Aug-23**Distance **0.41km****2 GORDON COURT VIEWBANK VIC
3084**

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Sold Price **\$1,018,000** Sold Date **03-Sep-22**Distance **0.53km****19 FALCON ROAD MACLEOD VIC
3085**

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Sold Price **\$990,000** Sold Date **26-Aug-23**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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