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	14 Millicent Street, Rosanna Vic 3084
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,200,000
---------------------------	---	-------------

Median sale price

Median price	\$1,320,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	01/10/2023	to	31/12/2023		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 8 Golf Av ROSANNA 3084 \$1,224,000 09/12/2023

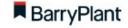
2	35 Pyalong Av ROSANNA 3084	\$1,125,000	07/10/2023
3	13 Beetham Pde ROSANNA 3084	\$1,000,000	06/10/2023

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:	02/02/2024 10:10









Property Type: House **Land Size:** 451 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,320,000

Comparable Properties



8 Golf Av ROSANNA 3084 (REI)

💾 3 🙀

2

Price: \$1,224,000 **Method:** Auction Sale **Date:** 09/12/2023

Property Type: House (Res) **Land Size:** 500 sqm approx

Agent Comments



35 Pyalong Av ROSANNA 3084 (REI)

4

i 1

6

Price: \$1,125,000 **Method:** Auction Sale **Date:** 07/10/2023

Property Type: House (Res) Land Size: 826 sqm approx **Agent Comments**



13 Beetham Pde ROSANNA 3084 (VG)

₽ .

Price: \$1,000,000 Method: Sale Date: 06/10/2023

Property Type: House (Res) **Land Size:** 585 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



