

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 Brassey Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,271,250 Property Type House Suburb Rosanna

Period - From 01/04/2023 to 31/03/2024 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	126 Mountain View Pde ROSANNA 3084	\$1,430,000	12/12/2023
2	34 Hodgson St HEIDELBERG 3084	\$1,420,000	05/12/2023
3	7 Ardmore Ct MACLEOD 3085	\$1,372,000	24/02/2024

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:

17/04/2024 15:53



Property Type: House (Previously Occupied - Detached)

Land Size: 923 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2024: \$1,271,250

Comparable Properties



126 Mountain View Pde ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,430,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 804 sqm approx



34 Hodgson St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Sold Before Auction

Date: 05/12/2023

Property Type: House (Res)

Land Size: 964 sqm approx



7 Ardmore Ct MACLEOD 3085 (REI)

Agent Comments



Price: \$1,372,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 820 sqm approx