

# 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

16 Stanton Crescent, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,320,000 Property 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	170 Mountain View Pde ROSANNA 3084	\$1,320,000	29/11/2023
2	36 Finlayson St ROSANNA 3084	\$1,250,000	21/11/2023
3	93 Grandview Gr ROSANNA 3084	\$1,250,000	25/11/2023

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:

16/01/2024 14:35

16 Stanton Crescent, Rosanna Vic 3084



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
December quarter 2023: \$1,320,000

## Comparable Properties



**170 Mountain View Pde ROSANNA 3084 (REI)** Agent Comments



**Price:** \$1,320,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2023  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx

**36 Finlayson St ROSANNA 3084 (VG)** Agent Comments



**Price:** \$1,250,000  
**Method:** Sale  
**Date:** 21/11/2023  
**Property Type:** House (Res)  
**Land Size:** 841 sqm approx



**93 Grandview Gr ROSANNA 3084 (REI)** Agent Comments



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House  
**Land Size:** 823 sqm approx

**Account - Fletchers Banyule** | P: 0394301133



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