

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 160 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,212,000 Property Type House Suburb Rosanna

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

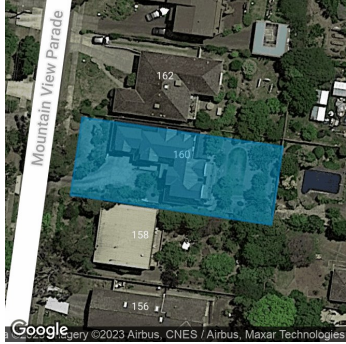
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Glenmore St MACLEOD 3085	\$1,370,500	05/08/2023
2	2 Millicent St ROSANNA 3084	\$1,300,000	04/08/2023
3	115 Bellevue Av ROSANNA 3084	\$1,270,000	09/03/2023

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: 29/08/2023 16:16



5 3 2

Property Type: House
Land Size: 836 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,350,000
Median House Price
 June quarter 2023: \$1,212,000

Comparable Properties



16 Glenmore St MACLEOD 3085 (REI)

Agent Comments

5 3 2

Price: \$1,370,500
Method: Auction Sale
Date: 05/08/2023
Rooms: 7
Property Type: House (Res)
Land Size: 642 sqm approx



2 Millicent St ROSANNA 3084 (REI)

Agent Comments

4 3 4

Price: \$1,300,000
Method: Private Sale
Date: 04/08/2023
Rooms: 6
Property Type: House (Res)
Land Size: 731 sqm approx



115 Bellevue Av ROSANNA 3084 (REI/VG)

Agent Comments

4 1 2

Price: \$1,270,000
Method: Private Sale
Date: 09/03/2023
Property Type: House (Res)
Land Size: 833 sqm approx

Account - Barry Plant | P: 03 9842 8888