

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

192 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,175,000 Property Type House Suburb Rosanna

Period - From 01/01/2024 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	38 Stanton Cr ROSANNA 3084	\$1,200,000	16/03/2024
2	169 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,150,000	23/03/2024
3	118 Waiora Rd ROSANNA 3084	\$1,125,000	24/01/2024

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:

25/04/2024 10:53



4
 2
 2

Property Type: House (Res)

Land Size: 804 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

March quarter 2024: \$1,175,000

Comparable Properties



38 Stanton Cr ROSANNA 3084 (REI)

Agent Comments

4
 2
 4

Price: \$1,200,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 623 sqm approx



169 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3
 2
 1

Price: \$1,150,000

Method: Private Sale

Date: 23/03/2024

Property Type: House

Land Size: 929 sqm approx



118 Waiora Rd ROSANNA 3084 (REI)

Agent Comments

3
 2
 4

Price: \$1,125,000

Method: Private Sale

Date: 24/01/2024

Rooms: 5

Property Type: House (Res)

Land Size: 803 sqm approx

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