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	192 Waiora Road, Rosanna Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,300,000
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Median sale price

Median price	\$1,175,000	Pro	perty 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

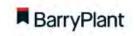
1	38 Stanton Cr ROSANNA 3084	\$1,200,000	16/03/2024
2	169 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,150,000	23/03/2024
3	118 Waiora Rd ROSANNA 3084	\$1,125,000	24/01/2024

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













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)





Price: \$1,200,000 Method: Auction Sale Date: 16/03/2024

Property Type: House (Res) Land Size: 623 sqm approx

Agent Comments



169 Waiora Rd HEIDELBERG HEIGHTS 3081

(REI)





Agent Comments

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)





Price: \$1,125,000 Method: Private Sale Date: 24/01/2024 Rooms: 5

Property Type: House (Res) Land Size: 803 sqm approx

Agent Comments

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



