

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

2/44 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$831,500 Property Type Unit Suburb Rosanna

Period - From 01/07/2022 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	2/38 Pyalong Av ROSANNA 3084	\$980,000	27/05/2023
2	7/182 Hawdon St HEIDELBERG 3084	\$914,000	15/07/2023
3			

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:

12/08/2023 09:39



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Property Type: Townhouse

Land Size: 211 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending June 2023: \$831,500

Comparable Properties



2/38 Pyalong Av ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$980,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)



7/182 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

3 3 3

Price: \$914,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Townhouse (Res)

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.

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