Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/44 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$831,500	Pro	operty Type	Unit			Suburb	Rosanna
Period - From	01/07/2022	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

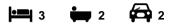
This Statement of Information was prepared on:

12/08/2023 09:39









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)



Price: \$980,000 Method: Auction Sale Date: 27/05/2023 Property Type: Townhouse (Res) Agent Comments



7/182 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments



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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propertydata



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