

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

2/46 STATION ROAD ROSANNA VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Unit

Suburb

Rosanna

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

| | | |
|---|--------|-----------|
| 4/26 BERRIMA ROAD ROSANNA VIC 3084 | 731000 | 23-Nov-23 |
| 1/42 ST ANDREWS AVENUE ROSANNA VIC 3084 | 754000 | 08-Dec-23 |
| 2/57 BELLEVUE AVENUE ROSANNA VIC 3084 | 769000 | 07-Mar-24 |

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 6 months.

This Statement of Information was prepared on: 11 April 2024



**4/26 BERRIMA ROAD ROSANNA
VIC 3084**

2 1 1

Sold Price

731000

Sold Date **23-Nov-23**

Distance **0.43km**



**1/42 ST ANDREWS AVENUE
ROSANNA VIC 3084**

2 1 2

Sold Price

754000

Sold Date **08-Dec-23**

Distance **0.91km**



**2/57 BELLEVUE AVENUE
ROSANNA VIC 3084**

2 1 1

Sold Price

^{RS}**769000**

Sold Date **07-Mar-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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