

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

208 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$900,000 & \$950,000

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 | 1 Shelley St HEIDELBERG HEIGHTS 3081 | \$720,000 | 24/04/2024 |
| 2 | 60a Greville Rd ROSANNA 3084 | \$925,000 | 16/03/2024 |
| 3 | 201 Lower Plenty Rd ROSANNA 3084 | \$959,000 | 12/01/2024 |

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:

25/06/2024 12:31



3 1 2

Property Type: House
Land Size: 487 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
March quarter 2024: \$1,175,000

Comparable Properties



1 Shelley St HEIDELBERG HEIGHTS 3081 (REI)

[Agent Comments](#)

3 1 -

Price: \$720,000
Method: Private Sale
Date: 24/04/2024
Rooms: 6
Property Type: House (Res)
Land Size: 374 sqm approx



60a Greville Rd ROSANNA 3084 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$925,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 203 sqm approx



201 Lower Plenty Rd ROSANNA 3084 (REI/VG) [Agent Comments](#)

3 2 1

Price: \$959,000
Method: Private Sale
Date: 12/01/2024
Rooms: 5
Property Type: House (Res)
Land Size: 432 sqm approx

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