## 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 21 Prospect Road, Rosanna Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,300,000		&		\$1,400,0	00		
Median sale p	rice							
Median price	\$1,175,000	Pro	operty Type	Hou	se		Suburb	Rosanna
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	118 Beverley Rd ROSANNA 3084	\$1,570,000	14/05/2024
2	199 Mountain View Pde ROSANNA 3084	\$1,300,000	27/05/2024
3	192 Waiora Rd ROSANNA 3084	\$1,168,000	28/05/2024

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.

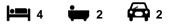
This Statement of Information was prepared on:

18/06/2024 14:22









Property Type: House Land Size: 755 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2024: \$1,175,000

# **Comparable Properties**

Section Section	118 Beverley Rd ROSANNA 3084 (REI) 118 Geverley Rd ROSANNA 3084 (REI)	Agent Comments		
	Price: \$1,570,000 Method: Private Sale Date: 14/05/2024 Rooms: 10 Property Type: House (Res) Land Size: 610 sqm approx			
	199 Mountain View Pde ROSANNA 3084 (REI)	Agent Comments		
	<b>1 4 1 2 6 2</b> 2			
	Price: \$1,300,000			
A STATUTE DE LA	Method: Private Sale Date: 27/05/2024			
	Rooms: 9			
Han	Property Type: House (Res) Land Size: 804 sqm approx			
	192 Waiora Rd ROSANNA 3084 (REI)	Agent Comments		
	4 🙀 2 🋱 2			
	Price: \$1,168,000			
	Method: Private Sale			
	Date: 28/05/2024 Property Type: House (Res)			
	Land Size: 804 sqm approx			

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



Propertydata

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