

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

23 Banyule Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,267,500 Property Type House Suburb Rosanna

Period - From 01/07/2023 to 30/09/2023 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	114 Beverley Rd ROSANNA 3084	\$1,320,000	21/10/2023
2	44 Brassey Av ROSANNA 3084	\$1,305,000	21/10/2023
3	35 Pyalong Av ROSANNA 3084	\$1,125,000	07/10/2023

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:

23/10/2023 09:07

23 Banyule Road, Rosanna Vic 3084



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 1107 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
September quarter 2023: \$1,267,500

Comparable Properties



114 Beverley Rd ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,320,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 606 sqm approx



44 Brassey Av ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$1,305,000
Method: Auction Sale
Date: 21/10/2023
Rooms: 4
Property Type: House (Res)
Land Size: 813 sqm approx



35 Pyalong Av ROSANNA 3084 (REI)

Agent Comments

4 1 2

Land value

Price: \$1,125,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 826 sqm approx

Account - Fletchers Banyule | P: 0394301133



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