

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 Leura Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	29 St Andrews Av ROSANNA 3084	\$1,285,000	30/05/2023
2	178 Lower Plenty Rd ROSANNA 3084	\$1,200,000	19/08/2023
3	171 Beverley Rd ROSANNA 3084	\$1,195,000	08/07/2023

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:

17/10/2023 13:56

23 Leura Avenue, Rosanna Vic 3084



 3  1  1

Property Type: House (Previously Occupied - Detached)

Land Size: 933 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
September quarter 2023: \$1,267,500

Comparable Properties



29 St Andrews Av ROSANNA 3084 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,285,000

Method: Sale

Date: 30/05/2023

Property Type: House (Res)

Land Size: 849 sqm approx



178 Lower Plenty Rd ROSANNA 3084 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,200,000

Method: Private Sale

Date: 19/08/2023

Property Type: House

Land Size: 878 sqm approx



171 Beverley Rd ROSANNA 3084 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,195,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 801 sqm approx

Account - Fletchers Banyule | P: 0394301133



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