# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

23 Leura Avenue, Rosanna Vic 3084
23

#### 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	Pro	pperty Type Ho	use	]	Suburb	Rosanna
Period - From	01/07/2023	to	30/09/2023	Sc	ource	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

Add	dress 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 comparableproperties 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











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 guarter 2023: \$1,267,500

# Comparable Properties



29 St Andrews Av ROSANNA 3084 (VG)







Price: \$1,285,000 Method: Sale Date: 30/05/2023

Property Type: House (Res) Land Size: 849 sqm approx

**Agent Comments** 



178 Lower Plenty Rd ROSANNA 3084 (REI/VG) Agent Comments

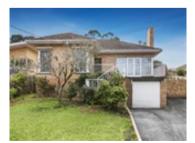
**---** 3







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)





Price: \$1,195,000 Method: Auction Sale Date: 08/07/2023

Property Type: House (Res) Land Size: 801 sqm approx **Agent Comments** 

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