

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

30 Berrima Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Rosanna

Period - From 01/10/2022 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	4/175 Waiora Rd HEIDELBERG HEIGHTS 3081	\$835,000	28/06/2023
2	17 Powlett St HEIDELBERG 3084	\$837,000	14/09/2023
3	1/51 Yarra St HEIDELBERG 3084	\$875,000	10/06/2023

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:

29/11/2023 10:44

30 Berrima Road, Rosanna Vic 3084



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 328 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending September 2023: \$835,000

Comparable Properties



4/175 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 2

Price: \$835,000
Method: Sold Before Auction
Date: 28/06/2023
Property Type: Townhouse (Res)
Land Size: 944 sqm approx



17 Powlett St HEIDELBERG 3084 (REI) **Agent Comments**

3 2 1

Price: \$837,000
Method: Private Sale
Date: 14/09/2023
Property Type: Townhouse (Single)
Land Size: 157 sqm approx



1/51 Yarra St HEIDELBERG 3084 (REI) **Agent Comments**

3 1 2

Price: \$875,000
Method: Auction Sale
Date: 10/06/2023
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 94598111



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