

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 Rhonda Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,212,000 Property Type House Suburb Rosanna

Period - From 01/04/2023 to 30/06/2023 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	57 Coorie Cr ROSANNA 3084	\$1,670,000	15/04/2023
2	264 Banyule Rd VIEWBANK 3084	\$1,580,000	24/02/2023
3	26 Robern Pde VIEWBANK 3084	\$1,515,000	17/06/2023

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:

14/08/2023 12:56

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Property Type: House
Land Size: 638 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2023: \$1,212,000

Comparable Properties



57 Coorie Cr ROSANNA 3084 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,670,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 767 sqm approx



264 Banyule Rd VIEWBANK 3084 (REI/VG)

[Agent Comments](#)

5 3 2

Price: \$1,580,000
Method: Sold Before Auction
Date: 24/02/2023
Property Type: House (Res)
Land Size: 564 sqm approx



26 Robern Pde VIEWBANK 3084 (REI)

[Agent Comments](#)

5 2 2

Price: \$1,515,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 991 sqm approx