## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

# Property offered for sale

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,280,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	08/03/2023	to	07/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	10 Coorie Cr ROSANNA 3084	\$1,399,000	16/12/2023
2	137 St James Rd ROSANNA 3084	\$1,316,000	24/02/2024
3	8 Golf Av ROSANNA 3084	\$1,224,000	09/12/2023

#### 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:	08/03/2024 08:58









Rooms: 5

Property Type: House (Res) Land Size: 740 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,300,000 **Median House Price** 08/03/2023 - 07/03/2024: \$1,280,000

# Comparable Properties



10 Coorie Cr ROSANNA 3084 (REI)







**Agent Comments** one more bedroom. Not as updated

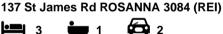
Price: \$1.399.000 Method: Auction Sale Date: 16/12/2023

Rooms: 6

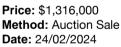
**--**3

Property Type: House (Res) Land Size: 711 sqm approx





**Agent Comments** Original. Great views



Property Type: House (Res) Land Size: 680 sqm approx

8 Golf Av ROSANNA 3084 (REI)

**=**3







**Agent Comments** Renovated.

Price: \$1,224,000 Method: Auction Sale Date: 09/12/2023

Property Type: House (Res) Land Size: 500 sqm approx

Account - Jellis Craig | P: 03 94598111



