

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 38 Stanton Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,250,000 & \$1,320,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Rosanna

Period - From 01/10/2023 to 31/12/2023 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	10 Coorie Cr ROSANNA 3084	\$1,399,000	16/12/2023
2	54 Greville Rd ROSANNA 3084	\$1,298,000	23/09/2023
3	194 Grandview Gr ROSANNA 3084	\$1,200,000	22/08/2023

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: 19/02/2024 15:29



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Property Type:
 Divorce/Estate/Family Transfers
Land Size: 623 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,320,000
Median House Price
 December quarter 2023: \$1,320,000

Comparable Properties



10 Coorie Cr ROSANNA 3084 (REI)

Agent Comments

4
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 2

Price: \$1,399,000
Method: Auction Sale
Date: 16/12/2023
Rooms: 6
Property Type: House (Res)
Land Size: 711 sqm approx



54 Greville Rd ROSANNA 3084 (REI/VG)

Agent Comments

4
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 1

Price: \$1,298,000
Method: Auction Sale
Date: 23/09/2023
Rooms: 8
Property Type: House (Res)
Land Size: 645 sqm approx



194 Grandview Gr ROSANNA 3084 (REI/VG)

Agent Comments

4
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Price: \$1,200,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 986 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996