

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

40 JONES CRESCENT ROSANNA VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,174,000

Property type

House

Suburb

Rosanna

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

18 DOBSON AVENUE ROSANNA VIC 3084	\$940,000	17-Aug-23
9 KALLAY COURT VIEWBANK VIC 3084	\$875,000	28-Oct-23
19 FALCON ROAD MACLEOD VIC 3085	\$990,000	26-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 08 December 2023

**18 DOBSON AVENUE ROSANNA
VIC 3084**

3 1 1

Sold Price **\$940,000** Sold Date **17-Aug-23**Distance **0.39km****9 KALLAY COURT VIEWBANK VIC
3084**

3 1 2

Sold Price ^{RS} **\$875,000** Sold Date **28-Oct-23**Distance **0.39km****19 FALCON ROAD MACLEOD VIC
3085**

3 1 1

Sold Price **\$990,000** Sold Date **26-Aug-23**Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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