# 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	47 Davies Street, Rosanna Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,175,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	01/01/2024	to	31/03/2024		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.

#### Address of comparable property

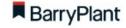
Add	dress of comparable property	Price	Date of sale
1	102 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,305,000	07/05/2024
2	118 Waiora Rd ROSANNA 3084	\$1,125,000	24/01/2024
3	212 Lower Plenty Rd ROSANNA 3084	\$1,122,500	02/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/06/2024 11:18









Property Type: House Land Size: 573 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** March quarter 2024: \$1,175,000

# Comparable Properties



102 Porter Rd HEIDELBERG HEIGHTS 3081

(REI)

**=**3

**-**3



Price: \$1,305,000

Method: Sold Before Auction

Date: 07/05/2024

Property Type: House (Res) Land Size: 974 sqm approx

**Agent Comments** 



118 Waiora Rd ROSANNA 3084 (REI/VG)



Agent Comments



Property Type: House (Res) Land Size: 803 sqm approx



212 Lower Plenty Rd ROSANNA 3084 (REI/VG) Agent Comments

Price: \$1,122,500 Method: Auction Sale Date: 02/03/2024 Rooms: 7

Property Type: House (Res) Land Size: 698 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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