## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 52 Lower Plenty Road, Rosanna Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,271,250	Pro	operty Type	Hou	ISE		Suburb	Rosanna
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	23 Victoria Av ROSANNA 3084	\$1,564,000	24/02/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

01/05/2024 11:33









**Property Type:** Divorce/Estate/Family Transfers Land Size: 934 sqm approx Agent Comments

**Indicative Selling Price** \$1,500,000 - \$1,600,000 Median House Price Year ending March 2024: \$1,271,250

# **Comparable Properties**



23 Victoria Av ROSANNA 3084 (REI) 2 2 •••• Δ

Price: \$1,564,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 905 sqm approx

Agent Comments

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.

#### Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

propertydata



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