

# 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

52 Lower Plenty Road, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,271,250 Property Type House Suburb Rosanna

Period - From 01/04/2023 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 | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 23 Victoria Av ROSANNA 3084    | \$1,564,000 | 24/02/2024   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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: 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)**

Agent Comments



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

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.