Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	56 Greville Road, Rosanna Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,430,000
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Median sale price

Median price	\$1,320,000	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	126 Mountain View Pde ROSANNA 3084	\$1,430,000	12/12/2023
2	34 Hodgson St HEIDELBERG 3084	\$1,420,000	05/12/2023
3	148 St James Rd HEIDELBERG 3084	\$1,384,000	11/11/2023

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:	03/04/2024 10:54



Date of sale







Property Type: House Land Size: 971m2 (approx.) sqm

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,430,000 **Median House Price**

December quarter 2023: \$1,320,000

Comparable Properties



126 Mountain View Pde ROSANNA 3084

(REI/VG)



Price: \$1,430,000 Method: Private Sale Date: 12/12/2023 Property Type: House Land Size: 804 sqm approx **Agent Comments**



34 Hodgson St HEIDELBERG 3084 (REI/VG)





Price: \$1,420,000

Method: Sold Before Auction

Date: 05/12/2023

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Property Type: House (Res) Land Size: 964 sqm approx **Agent Comments**



148 St James Rd HEIDELBERG 3084 (REI/VG) Agent Comments

Price: \$1,384,000 Method: Auction Sale Date: 11/11/2023

Property Type: House (Res) Land Size: 704 sqm approx

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





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