

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

56 Greville Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,350,000

&

\$1,430,000

Median sale price

Median price \$1,320,000

Property 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	Price	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



 3
  2
  3

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

[Agent Comments](#)

 4
  2
  2

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



34 Hodgson St HEIDELBERG 3084 (REI/VG)

[Agent Comments](#)

 3
  2
  2

Price: \$1,420,000
Method: Sold Before Auction
Date: 05/12/2023
Property Type: House (Res)
Land Size: 964 sqm approx



148 St James Rd HEIDELBERG 3084 (REI/VG)

[Agent Comments](#)

 3
  2
  2

Price: \$1,384,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 704 sqm approx

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