## 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

7 St Andrews Avenue, Rosanna Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$1,320,000	Pro	operty Type	Hous	se		Suburb	Rosanna
Period - From	01/10/2023	to	31/12/2023		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 six months 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	9 Mortimer St HEIDELBERG 3084	\$2,500,000	05/08/2023
2	5 Cleve Gr HEIDELBERG 3084	\$2,400,000	21/10/2023
3	204 Waiora Rd ROSANNA 3084	\$2,340,000	09/09/2023

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:

31/01/2024 16:59



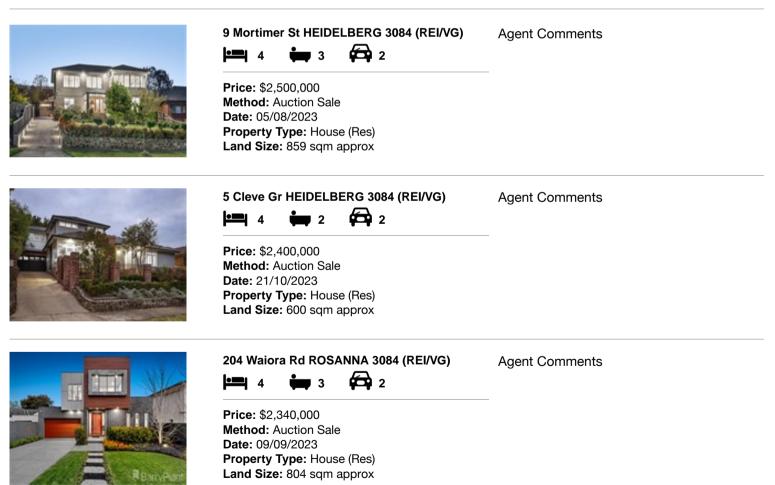






**Property Type:** House Land Size: 824 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price December quarter 2023: \$1,320,000

# **Comparable Properties**



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



propertydata

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