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

96-98 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$2,500,000		&		\$2,650,000				
Median sale price									
Median price	\$1,175,000	Pro	Property Type Ho		louse		Suburb	Rosanna	
Period - From	01/01/2024	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 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	8 Hillside Rd ROSANNA 3084	\$1,710,000	26/10/2023
2	7 Hillside Rd ROSANNA 3084	\$1,560,000	21/10/2023
3	170 Mountain View Pde ROSANNA 3084	\$1,320,000	29/11/2023

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.

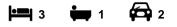
This Statement of Information was prepared on:

18/04/2024 09:39









Property Type: House **Land Size:** 1607 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,650,000 Median House Price March quarter 2024: \$1,175,000

Comparable Properties

8 Hillside Rd ROSANNA 3084 (REI/VG) 4 3 2 Price: \$1,710,000 Method: Private Sale Date: 26/10/2023 Property Type: House Land Size: 1035 sqm approx	Agent Comments
7 Hillside Rd ROSANNA 3084 (REI/VG) 3 2 1 Price: \$1,560,000 Method: Auction Sale Date: 21/10/2023 Rooms: 7 Property Type: House (Res) Land Size: 929 sqm approx	Agent Comments
170 Mountain View Pde ROSANNA 3084 (REI/VG) 3 2 2 1 Price: \$1,320,000 Method: Sold Before Auction Date: 29/11/2023 Property Type: House (Res) Land Size: 836 sqm approx	Agent Comments

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



Propertydata

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