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

98 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,374,000	Pro	operty Type	Hous	se		Suburb	Heidelberg
Period - From	01/04/2024	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Greville Rd ROSANNA 3084	\$1,331,000	14/08/2024
2	10 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,210,000	29/06/2024
3	112 Rosanna Rd HEIDELBERG 3084	\$1,150,000	18/06/2024

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:

12/09/2024 11:22









Property Type: House (Res) Land Size: 586 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2024: \$1,374,000

Comparable Properties



48 Greville Rd ROSANNA 3084 (REI)



Price: \$1,331,000 Method: Sold Before Auction Date: 14/08/2024 Property Type: House (Res) Land Size: 644 sqm approx Agent Comments



10 Lloyd St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$1,210,000 Method: Private Sale Date: 29/06/2024 Rooms: 6 Property Type: House (Res) Land Size: 652 sqm approx



112 Rosanna Rd HEIDELBERG 3084 (REI/VG) Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 18/06/2024 Property Type: House (Res) Land Size: 630 sqm approx

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



propertydata

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