

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,374,000 Property Type House Suburb Heidelberg

Period - From 01/04/2024 to 30/06/2024 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	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



4   3   2

**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)**

Agent Comments

4   2   1

**Price:** \$1,331,000

**Method:** Sold Before Auction

**Date:** 14/08/2024

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**10 Lloyd St HEIDELBERG HEIGHTS 3081 (REI)** Agent Comments

4   2   4

**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

4   2   1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 18/06/2024

**Property Type:** House (Res)

**Land Size:** 630 sqm approx

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