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	17 Dobson Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between $1,275,000 & $1,325,000

Median sale price

Median price $1,210,000 Property Type House Suburb Rosanna

Period - From 01/01/2022 to 31/12/2022 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	8 Milford Gr ROSANNA 3084	$1,302,023	21/02/2023
2	24 Silk St ROSANNA 3084	$1,300,000	10/02/2023
3	115 Bellevue Av ROSANNA 3084	$1,270,000	09/03/2023

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: 14/03/2023 09:39

17 Dobson Avenue, Rosanna Vic 3084

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Property Type:
Agent Comments

Indicative Selling Price
$1,275,000 - $1,325,000
Median House Price
Year ending December 2022: $1,210,000

Comparable Properties



8 Milford Gr ROSANNA 3084 (REI)

3 2 4

Price: $1,302,023
Method: Private Sale
Date: 21/02/2023
Property Type: House (Res)
Land Size: 935 sqm approx

Agent Comments



24 Silk St ROSANNA 3084 (REI)

3 1 2

Price: $1,300,000
Method: Private Sale
Date: 10/02/2023
Property Type: House
Land Size: 921 sqm approx

Agent Comments



115 Bellevue Av ROSANNA 3084 (REI)

4 1 2

Price: $1,270,000
Method: Private Sale
Date: 09/03/2023
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments

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