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	24 Silk Street, Rosanna Vic 3084

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $1,295,000 Property Type House Suburb Rosanna

Period - From 01/10/2021 to 30/09/2022 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	133 Grandview Gr ROSANNA 3084	$1,295,000	14/05/2022
2	37 St Andrews Av ROSANNA 3084	$1,300,000	12/10/2022
3	115 Finlayson St ROSANNA 3084	$1,335,000	28/05/2022

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: 25/10/2022 12:41

24 Silk Street, Rosanna Vic 3084



3 1

Property Type: House
Land Size: 921 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000
Median House Price
Year ending September 2022: $1,295,000

Comparable Properties



133 Grandview Gr ROSANNA 3084 (REI)

3 1 1

Price: $1,295,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 834 sqm approx

Agent Comments



37 St Andrews Av ROSANNA 3084 (REI)

3 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 12/10/2022
Property Type: House
Land Size: 844 sqm approx

Agent Comments



115 Finlayson St ROSANNA 3084 (REI)

3 1 2

Price: $1,335,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111

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