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	4/22 Arden Crescent, Rosanna Vic 3084

Indicative selling price

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

Single price $1,049,000

Median sale price

Median price $975,000 Property Type Unit Suburb Rosanna

Period - From 01/07/2024 to 30/09/2024 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	6/1 Hillside Rd ROSANNA 3084	$1,038,000	11/09/2024
2	3/38 Prospect Rd ROSANNA 3084	$1,058,000	27/07/2024
3	3/13 Grandview Gr ROSANNA 3084	$1,015,000	08/07/2024

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: 04/11/2024 10:14

4/22 Arden Crescent, Rosanna Vic 3084

Nelson Alexander



- -

Property Type:
Agent Comments

Indicative Selling Price
$1,049,000
Median Unit Price
September quarter 2024: $975,000

Comparable Properties



6/1 Hillside Rd ROSANNA 3084 (REI)

3 3 2

Agent Comments

Price: $1,038,000
Method: Private Sale
Date: 11/09/2024
Property Type: Townhouse (Res)



3/38 Prospect Rd ROSANNA 3084 (REI/VG)

3 2 2

Agent Comments

Price: $1,058,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)



3/13 Grandview Gr ROSANNA 3084 (REI/VG)

3 2 2

Agent Comments

Price: $1,015,000
Method: Private Sale
Date: 08/07/2024
Rooms: 5
Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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