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	153 Bellevue Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between $1,480,000 & $1,580,000

Median sale price

Median price $1,447,000 Property Type House Suburb Rosanna

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	13 Douglas St ROSANNA 3084	$1,545,000	17/08/2024
2	92 Bellevue Av ROSANNA 3084	$1,480,000	13/07/2024
3	8 Mercedes Ct ROSANNA 3084	$1,570,000	01/06/2024

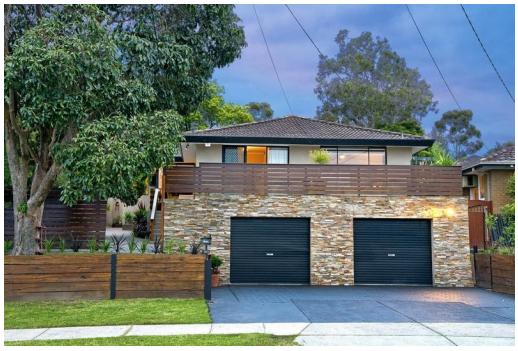
OR

~~**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: 13/09/2024 16:48

153 Bellevue Avenue, Rosanna Vic 3084

Nelson Alexander



4 2 2

Property Type: House (Res)
Land Size: 694 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
June quarter 2024: $1,447,000

Comparable Properties



13 Douglas St ROSANNA 3084 (REI)

4 2 2

Price: $1,545,000
Method: Sold Before Auction
Date: 17/08/2024
Property Type: House (Res)
Land Size: 770 sqm approx

Agent Comments



92 Bellevue Av ROSANNA 3084 (REI)

4 3 2

Price: $1,480,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments



8 Mercedes Ct ROSANNA 3084 (REI/VG)

5 3 2

Price: $1,570,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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