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	8 Mccrae Road, Rosanna Vic 3084

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,355,000 Property Type House Suburb Rosanna

Period - From 02/10/2023 to 01/10/2024 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	53 Finlayson St ROSANNA 3084	$1,240,000	23/09/2024
2	199 Mountain View Pde ROSANNA 3084	$1,300,000	27/05/2024
3	33 Halifax Av HEIDELBERG 3084	$1,220,000	27/04/2024

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: 02/10/2024 09:42

8 Mccrae Road, Rosanna Vic 3084

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
02/10/2023 - 01/10/2024: $1,355,000

Comparable Properties



53 Finlayson St ROSANNA 3084 (REI)

4 2 2

Agent Comments

Price: $1,240,000
Method: Private Sale
Date: 23/09/2024
Property Type: House
Land Size: 614 sqm approx



199 Mountain View Pde ROSANNA 3084 (REI/VG)

4 2 2

Agent Comments

Price: $1,300,000
Method: Private Sale
Date: 27/05/2024
Rooms: 9
Property Type: House (Res)
Land Size: 804 sqm approx



33 Halifax Av HEIDELBERG 3084 (REI/VG)

3 2 2

Agent Comments

Price: $1,220,000
Method: Auction Sale
Date: 27/04/2024
Rooms: 4
Property Type: House (Res)
Land Size: 669 sqm approx

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

REIV THE DIFFERENCE | propertydata.com.au

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