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	2/19 Station Road, Rosanna Vic 3084

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $860,000 Property Type Townhouse Suburb Rosanna

Period - From 03/12/2023 to 02/12/2024 Source Property Data

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	2/20 Silk St ROSANNA 3084	$990,000	23/07/2024
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: 03/12/2024 13:55

2/19 Station Road, Rosanna Vic 3084

Nelson Alexander



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median Townhouse Price
03/12/2023 - 02/12/2024: $860,000

Comparable Properties



6/1 Hillside Rd ROSANNA 3084 (REI/VG)

3 3 2

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

Agent Comments



2/20 Silk St ROSANNA 3084 (REI/VG)

3 2 2

Price: $990,000
Method: Sold Before Auction
Date: 23/07/2024
Property Type: Townhouse (Res)

Agent Comments



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

3 2 2

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

Agent Comments

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

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