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: 3 Rosanna Road, Rosanna Vic 3084

Indicative selling price

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

Range between: $850,000 & $935,000

Median sale price

Median price: $1,375,000 Property Type: House 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	11 Scarborough Dr HEIDELBERG 3084	$910,000	07/12/2024
2	202 Rosanna Rd ROSANNA 3084	$945,000	12/11/2024
3			

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: 15/01/2025 11:31

3 Rosanna Road, Rosanna Vic 3084

Nelson Alexander

Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
September quarter 2024: $1,375,000

Comparable Properties



11 Scarborough Dr HEIDELBERG 3084 (REI)

3 1 2

Agent Comments

Price: $910,000
Method: Sold Before Auction
Date: 07/12/2024
Property Type: House (Res)
Land Size: 643 sqm approx



202 Rosanna Rd ROSANNA 3084 (REI)

3 1 2

Agent Comments

Price: $945,000
Method: Private Sale
Date: 12/11/2024
Rooms: 5
Property Type: House (Res)
Land Size: 662 sqm approx

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.

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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