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	1/66 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between $680,000 & $748,000

Median sale price

Median price $740,000 Property Type Unit Suburb Rosanna

Period - From 08/04/2024 to 07/04/2025 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	33a Outhwaite Rd HEIDELBERG HEIGHTS 3081	$745,000	29/11/2024
2	4/7 Millicent St ROSANNA 3084	$725,000	23/11/2024
3	13/77 St James Rd ROSANNA 3084	$690,000	09/11/2024

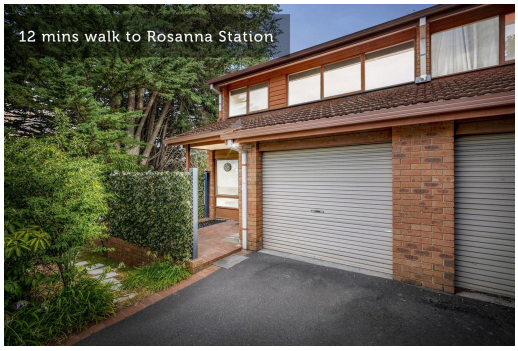
OR

~~**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: 08/04/2025 16:11

1/66 Coorie Crescent, Rosanna Vic 3084

Nelson Alexander



2 1 1

Property Type: Townhouse (Single)
Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $748,000
Median Unit Price
08/04/2024 - 07/04/2025: $740,000

Comparable Properties



33a Outhwaite Rd HEIDELBERG HEIGHTS 3081 (VG)

2 - -

Price: $745,000
Method: Sale
Date: 29/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

4/7 Millicent St ROSANNA 3084 (VG)

2 - -

Price: $725,000
Method: Sale
Date: 23/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



13/77 St James Rd ROSANNA 3084 (REI/VG)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 70 sqm approx

Agent Comments

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

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