Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/10 Maleela Grove, Rosanna Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$365,000		&		\$400,000			
Median sale pr	rice							
Median price	\$860,000	Pro	operty Type	Unit			Suburb	Rosanna
Period - From	01/07/2023	to	30/06/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8/34 Beetham Pde ROSANNA 3084	\$335,000	22/04/2024
2			
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:

18/09/2024 09:32









Property Type: Apartment **Land Size:** 68 sqm approx Agent Comments

Indicative Selling Price \$365,000 - \$400,000 Median Unit Price Year ending June 2024: \$860,000

Comparable Properties



8/34 Beetham Pde ROSANNA 3084 (REI/VG) Agent Comments



Price: \$335,000 Method: Private Sale Date: 22/04/2024 Property Type: Apartment

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.

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propertydata



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