

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

14 Jones Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,272,500

Property Type House

Suburb Rosanna

Period - From 01/01/2023

to 31/12/2023

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	29 Berkeley Av HEIDELBERG 3084	\$1,137,000	22/09/2023
2	5 Royston St VIEWBANK 3084	\$1,101,000	14/10/2023
3	175 Hawdon St HEIDELBERG 3084	\$1,065,000	19/08/2023

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:

12/02/2024 10:13

14 Jones Crescent, Rosanna Vic 3084



 4  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2023: \$1,272,500

Comparable Properties



29 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,137,000

Method: Private Sale

Date: 22/09/2023

Rooms: 4

Property Type: House (Res)

Land Size: 591 sqm approx



5 Royston St VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,101,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 532 sqm approx



175 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

 3  1  2

Price: \$1,065,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 675 sqm approx

Account - Jellis Craig | P: 03 94598111



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