

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

3/5 Golf Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$861,500 Property Type Unit Suburb Rosanna

Period - From 01/10/2023 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	4/12 Finlayson St ROSANNA 3084	\$905,000	22/09/2023
2	6/201 Rosanna Rd ROSANNA 3084	\$890,000	31/08/2023
3	3/175 Bellevue Av ROSANNA 3084	\$793,000	07/12/2023

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:

15/01/2024 13:20



 3  2  2

Property Type: Townhouse (Res)

Land Size: 255 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

December quarter 2023: \$861,500

Comparable Properties



4/12 Finlayson St ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$905,000

Method: Sold Before Auction

Date: 22/09/2023

Rooms: 5

Property Type: Townhouse (Res)



6/201 Rosanna Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 31/08/2023

Property Type: Townhouse (Single)



3/175 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

 3  2  1

Price: \$793,000

Method: Sold Before Auction

Date: 07/12/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: (03) 9431 1243