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 3/5 Golf Avenue, Rosanna Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$790,000		&		\$840,000			
Median sale p	rice							
Median price	\$861,500	Pro	operty Type	Unit			Suburb	Rosanna
Period - From	01/10/2023	to	31/12/2023		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 six months 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	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









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)



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

1 3 **1** 2 **2** 2

Price: \$890,000 Method: Private Sale Date: 31/08/2023 Property Type: Townhouse (Single)



3/175 Bellevue Av ROSANNA 3084 (REI)

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Agent Comments

Agent Comments

Price: \$793,000 Method: Sold Before Auction Date: 07/12/2023 Property Type: Townhouse (Res)

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



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