

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

3/37 Grandview Grove, Rosanna Vic 3084

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$781,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/04/2021

to

30/06/2021

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	2/251 Lower Plenty Rd ROSANNA 3084	\$781,000	29/05/2021
2	2/97 Rosanna Rd HEIDELBERG 3084	\$787,500	17/04/2021
3	1/8 Pyalong Av ROSANNA 3084	\$802,000	25/08/2021

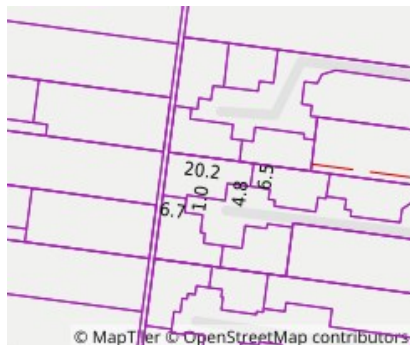
OR

~~**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:

08/10/2021 10:29

3/37 Grandview Grove, Rosanna Vic 3084



3 1 2

Property Type: Villa

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

June quarter 2021: \$781,000

Comparable Properties



2/251 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$781,000

Method: Auction Sale

Date: 29/05/2021

Property Type: Unit



2/97 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments

3 2 1

Price: \$787,500

Method: Auction Sale

Date: 17/04/2021

Property Type: Townhouse (Res)



1/8 Pyalong Av ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$802,000

Method: Private Sale

Date: 25/08/2021

Property Type: Unit

Land Size: 327 sqm approx

Account - Jellis Craig | P: 03 94598111



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