

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

38 Stanton Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between

\$1,220,000

&

\$1,280,000

Median sale price

Median price

\$1,275,000

Property Type

House

Suburb

Rosanna

Period - From

06/03/2023

to

05/03/2024

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	10 Coorie Cr ROSANNA 3084	\$1,399,000	16/12/2023
2	54 Greville Rd ROSANNA 3084	\$1,298,000	23/09/2023
3	35 Pyalong Av ROSANNA 3084	\$1,125,000	07/10/2023

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:

06/03/2024 15:23

38 Stanton Crescent, Rosanna Vic 3084



 4  2  4

Property Type: House
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,280,000
Median House Price
06/03/2023 - 05/03/2024: \$1,275,000

Comparable Properties



10 Coorie Cr ROSANNA 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,399,000
Method: Auction Sale
Date: 16/12/2023
Rooms: 6
Property Type: House (Res)
Land Size: 711 sqm approx



54 Greville Rd ROSANNA 3084 (REI)

Agent Comments

 4  1  1

Price: \$1,298,000
Method: Auction Sale
Date: 23/09/2023
Rooms: 8
Property Type: House (Res)
Land Size: 645 sqm approx



35 Pyalong Av ROSANNA 3084 (REI)

Agent Comments

 4  1  2

Price: \$1,125,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 826 sqm approx

Account - Jellis Craig | P: 03 94598111



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