

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

110 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,377,500

Property Type

House

Suburb

Rosanna

Period - From

03/02/2024

to

02/02/2025

Source

Property Data

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	22 Banyule Rd ROSANNA 3084	\$1,830,000	14/12/2024
2	11 Von Nida Cr ROSANNA 3084	\$1,930,000	09/11/2024
3			

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:

03/02/2025 13:20



Property Type: House (Res)

Land Size: 804 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

03/02/2024 - 02/02/2025: \$1,377,500

Comparable Properties



22 Banyule Rd ROSANNA 3084 (REI)

[Agent Comments](#)



Price: \$1,830,000

Method: Auction Sale

Date: 14/12/2024

Rooms: 7

Property Type: House (Res)

Land Size: 1440 sqm approx



11 Von Nida Cr ROSANNA 3084 (REI)

[Agent Comments](#)



Price: \$1,930,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 620 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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