

## 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

116 MOUNTAIN VIEW PARADE ROSANNA VIC 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Rosanna

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

28 ST ANDREWS AVENUE ROSANNA VIC 3084	1240000	28-Jul-23
91 BELLEVUE AVENUE ROSANNA VIC 3084	1174000	06-May-23
181 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081	1355000	24-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 16 August 2023

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**28 ST ANDREWS AVENUE  
ROSANNA VIC 3084**

 3  1  2

Sold Price

<sup>RS</sup> **1240000**

Sold Date

**28-Jul-23**

Distance

**0.91km**



**91 BELLEVUE AVENUE ROSANNA  
VIC 3084**

 3  1  -

Sold Price

**1174000**

Sold Date

**06-May-23**

Distance

**0.19km**



**181 PORTER ROAD HEIDELBERG  
HEIGHTS VIC 3081**

 2  1  2

Sold Price

<sup>RS</sup> **1355000**

Sold Date

**24-Jun-23**

Distance

**0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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