Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 160 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,350,000 & \$1,420,000

Median sale price

Median price	\$1,212,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	01/04/2023	to	30/06/2023		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

Address of comparable property		1 1100	Date of Sale
1	16 Glenmore St MACLEOD 3085	\$1,370,500	05/08/2023
2	2 Millicent St ROSANNA 3084	\$1,300,000	04/08/2023
3	115 Bellevue Av ROSANNA 3084	\$1,270,000	09/03/2023

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:	05/09/2023 09:33



Date of sale











Property Type: House Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,420,000 **Median House Price**

June quarter 2023: \$1,212,000

Comparable Properties



16 Glenmore St MACLEOD 3085 (REI)





Agent Comments

Price: \$1,370,500 Method: Auction Sale Date: 05/08/2023

Rooms: 7

Property Type: House (Res) Land Size: 642 sqm approx

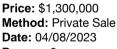
2 Millicent St ROSANNA 3084 (REI)







Agent Comments



Rooms: 6

Property Type: House (Res) Land Size: 731 sqm approx



Agent Comments



115 Bellevue Av ROSANNA 3084 (REI/VG)





Price: \$1,270,000 Method: Private Sale Date: 09/03/2023

Property Type: House (Res) Land Size: 833 sqm approx

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



