

# 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

160 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)

Range between

\$1,350,000

&

\$1,420,000

### Median sale price

Median price

\$1,212,000

Property 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	Price	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



 5  3  2

**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**

 5  3  2

**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**

 4  3  4

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 04/08/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**115 Bellevue Av ROSANNA 3084 (REI/VG)**

**Agent Comments**

 4  1  2

**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