

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

14 Millicent Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Rosanna

Period - From 01/10/2023 to 31/12/2023 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	8 Golf Av ROSANNA 3084	\$1,224,000	09/12/2023
2	35 Pyalong Av ROSANNA 3084	\$1,125,000	07/10/2023
3	13 Beetham Pde ROSANNA 3084	\$1,000,000	06/10/2023

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: 02/02/2024 10:10



3 1 1

Property Type: House
Land Size: 451 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2023: \$1,320,000

Comparable Properties



8 Golf Av ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$1,224,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 500 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



13 Beetham Pde ROSANNA 3084 (VG)

Agent Comments

3 - -

Price: \$1,000,000
Method: Sale
Date: 06/10/2023
Property Type: House (Res)
Land Size: 585 sqm approx

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