

# 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 8/34 Beetham Parade, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$349,000

### Median sale price

Median price \$861,500

Property Type Unit

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	16/34 Beetham Pde ROSANNA 3084	\$365,000	27/10/2023
2	10/4-8 Marie Av HEIDELBERG HEIGHTS 3081	\$365,000	01/12/2023
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:

15/03/2024 16:40

8/34 Beetham Parade, Rosanna Vic 3084



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$349,000

**Median Unit Price**

December quarter 2023: \$861,500

## Comparable Properties



**16/34 Beetham Pde ROSANNA 3084 (REI)**

Agent Comments

 2  2  1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** Apartment



**10/4-8 Marie Av HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

 1  1  -

**Price:** \$365,000

**Method:** Private Sale

**Date:** 01/12/2023

**Rooms:** 2

**Property Type:** Unit

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 94598111



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