

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 6 Braeside Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,377,500 Property Type House Suburb Rosanna

Period - From 04/02/2024 to 03/02/2025 Source Property Data

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	86 Bellevue Av ROSANNA 3084	\$1,231,000	18/01/2025
2	30 Bellevue Av ROSANNA 3084	\$1,284,000	07/11/2024
3	53 Grove Rd ROSANNA 3084	\$1,268,000	07/09/2024

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: 04/02/2025 09:03

6 Braeside Avenue, Rosanna Vic 3084



3 1 1

Property Type: House (Res)

Land Size: 829 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

04/02/2024 - 03/02/2025: \$1,377,500

Comparable Properties



86 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$1,231,000

Method: Private Sale

Date: 18/01/2025

Rooms: 5

Property Type: House (Res)

Land Size: 613 sqm approx



30 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$1,284,000

Method: Sold Before Auction

Date: 07/11/2024

Rooms: 6

Property Type: House (Res)

Land Size: 741 sqm approx



53 Grove Rd ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,268,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 1010 sqm approx

Account - Jellis Craig | P: 03 94598111



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