

# 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

28 Thomson Drive, Rosanna Vic 3084

### Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

### 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	4 Coolock Ct ROSANNA 3084	\$1,475,000	02/12/2023
2	12 Thomson Dr ROSANNA 3084	\$1,315,000	02/09/2023
3	38 Stanton Cr ROSANNA 3084	\$1,200,000	16/03/2024

**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:

18/03/2024 14:06



 3   
  2   
  2

**Property Type:** House (Res)

**Land Size:** 628 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2023: \$1,320,000

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.

## Comparable Properties



**4 Coolock Ct ROSANNA 3084 (REI/VG)**

Agent Comments

 4   
  2   
  4

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 905 sqm approx



**12 Thomson Dr ROSANNA 3084 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



**38 Stanton Cr ROSANNA 3084 (REI)**

Agent Comments

 4   
  2   
  4

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 623 sqm approx

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