

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

Single price \$1,320,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Rosanna

Period - From 01/03/2024

to 28/02/2025

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	8 Mountain View Pde ROSANNA 3084	\$1,320,000	26/10/2024

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:

01/03/2025 14:02

6 Braeside Avenue, Rosanna Vic 3084



3 1 2

Property Type: House
Land Size: 829 sqm approx
Agent Comments

Indicative Selling Price
\$1,320,000

Median House Price
01/03/2024 - 28/02/2025: \$1,375,000

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



8 Mountain View Pde ROSANNA 3084 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Account - Jellis Craig | P: 03 94598111



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