

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 26 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Rosanna

Period - From 01/10/2023 to 30/09/2024 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	20 Alfreda Av ROSANNA 3084	\$1,760,000	22/06/2024
2	131 Banksia St EAGLEMONT 3084	\$1,760,000	06/06/2024
3	139 Grandview Gr ROSANNA 3084	\$1,710,000	24/05/2024

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: 24/10/2024 16:26



Property Type: House

Land Size: 1379 sqm approx

Agent Comments

Comparable Properties



20 Alfreda Av ROSANNA 3084 (VG)

Agent Comments



Price: \$1,760,000

Method: Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 962 sqm approx



131 Banksia St EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$1,760,000

Method: Private Sale

Date: 06/06/2024

Property Type: House (Res)

Land Size: 939 sqm approx



139 Grandview Gr ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,710,000

Method: Sold Before Auction

Date: 24/05/2024

Property Type: House (Res)

Land Size: 901 sqm approx