## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$1,370,000	Pro	operty Type	Hou	ise		Suburb	Rosanna
Period - From	01/10/2023	to	30/09/2024		So	ource	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.

Ad	dress 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 Christopher Macey 03 9499 7992 0411 330 311 christophermacey@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending September 2024: \$1,370,000

# **Comparable Properties**



20 Alfreda Av ROSANNA 3084 (VG)



Price: \$1,760,000 Method: Sale Date: 22/06/2024 Property Type: House (Res) Land Size: 962 sqm approx Agent Comments

131 Banksia St EAGLEMONT 3084 (REI/VG)

Agent Comments

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)



**6** 

Price: \$1,710,000 Method: Sold Before Auction Date: 24/05/2024 Property Type: House (Res) Land Size: 901 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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