

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

188 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,307,500

Property Type House

Suburb Rosanna

Period - From 01/01/2022

to

31/03/2022

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	31 Jacka St MACLEOD 3085	\$1,300,000	21/02/2022
2	6 Braeside Av ROSANNA 3084	\$1,337,500	30/03/2022
3	193 Hawdon St HEIDELBERG 3084	\$1,375,000	14/12/2021

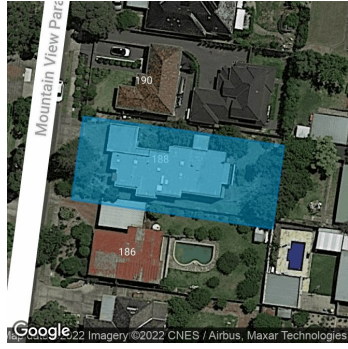
OR

~~**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:

11/06/2022 13:18

188 Mountain View Parade, Rosanna Vic 3084



 4  3 

Property Type: House
Land Size: 874 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2022: \$1,307,500

Comparable Properties



31 Jacka St MACLEOD 3085 (REI)

Agent Comments

 3  1  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 21/02/2022
Property Type: House (Res)
Land Size: 981 sqm approx



6 Braeside Av ROSANNA 3084 (REI)

Agent Comments

 3  1  1

Price: \$1,337,500
Method: Private Sale
Date: 30/03/2022
Property Type: House (Res)
Land Size: 829 sqm approx



193 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,375,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 569 sqm approx

Account - Jellis Craig | P: 03 94598111



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