

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

2/263 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/10/2021

to

30/09/2022

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	1/9 Greensborough Rd ROSANNA 3084	\$649,000	03/09/2022
2	1/245 Rosanna Rd ROSANNA 3084	\$595,000	14/11/2022
3			

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:

22/12/2022 14:12

2/263 Lower Plenty Road, Rosanna Vic 3084



3 2 1

Property Type: Unit
Land Size: 421 sqm approx
Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

Year ending September 2022: \$900,000

Comparable Properties



1/9 Greensborough Rd ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$649,000
Method: Private Sale
Date: 03/09/2022
Property Type: Unit



1/245 Rosanna Rd ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$595,000
Method: Private Sale
Date: 14/11/2022
Property Type: Unit
Land Size: 337 sqm approx

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.

Account - Jellis Craig | P: 03 94598111



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