

# 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 35 Ellesmere Parade, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,300,000

### Median sale price

Median price \$1,280,000 Property Type House Suburb Rosanna

Period - From 08/03/2023 to 07/03/2024 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	10 Coorie Cr ROSANNA 3084	\$1,399,000	16/12/2023
2	137 St James Rd ROSANNA 3084	\$1,316,000	24/02/2024
3	8 Golf Av ROSANNA 3084	\$1,224,000	09/12/2023

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: 08/03/2024 08:58

35 Ellesmere Parade, Rosanna Vic 3084



 3  1  5

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,300,000  
**Median House Price**  
08/03/2023 - 07/03/2024: \$1,280,000

## Comparable Properties



**10 Coorie Cr ROSANNA 3084 (REI)**

 4  2  2

**Price:** \$1,399,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx

**Agent Comments**

one more bedroom. Not as updated



**137 St James Rd ROSANNA 3084 (REI)**

 3  1  2

**Price:** \$1,316,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx

**Agent Comments**

Original. Great views



**8 Golf Av ROSANNA 3084 (REI)**

 3  2  1

**Price:** \$1,224,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx

**Agent Comments**

Renovated.

**Account - Jellis Craig** | P: 03 94598111



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.