Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 121 St James Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price	\$1,380,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	01/10/2024	to	31/12/2024		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

7,01	aress of comparable property	1 1100	Date of Sale
1	204 Cape St HEIDELBERG 3084	\$1,750,000	15/02/2025
2	15 Golf Av ROSANNA 3084	\$1,550,000	15/02/2025
3	5 Berkeley Av HEIDELBERG 3084	\$1,688,000	02/01/2025

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:	17/02/2025 19:56



Date of sale







Property Type: House **Land Size:** 583 sqm approx Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2024: \$1,380,000

Comparable Properties



204 Cape St HEIDELBERG 3084 (REI)

•=

4

∃ 2

Price: \$1,750,000 Method: Private Sale Date: 15/02/2025 Property Type: House



15 Golf Av ROSANNA 3084 (REI)

•=

4

J 2

Price: \$1,550,000 **Method:** Auction Sale **Date:** 15/02/2025

Property Type: House (Res) **Land Size:** 914 sqm approx

Agent Comments

Agent Comments



5 Berkeley Av HEIDELBERG 3084 (REI)

•=

1

—

٠ ا

Price: \$1,688,000

Method: Sold Before Auction

Date: 02/01/2025 Property Type: House Land Size: 591 sqm approx **Agent Comments**

Account - Barry Plant | P: (03) 9431 1243





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. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.