

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

8 Braeside Avenue, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
House on Compact Block (8a)		Or range between	\$1,650,000	&	\$1,800,000
House on Compact Block (8b)		Or range between	\$1,400,000	&	\$1,500,000
House on Compact Block (8c)		Or range between	\$1,400,000	&	\$1,500,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$918,500

Suburb

Rosanna

Period - From

01/04/2023

to

30/06/2023

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
House on Compact Block (8a)	57 Coorie Cr ROSANNA 3084	\$1,670,000	15/04/2023
	41 Alfreda Av ROSANNA 3084	\$1,685,000	01/04/2023
	36 Heritage Ct MACLEOD 3085	\$1,760,000	27/02/2023

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
House on Compact Block (8b)	6 Evan Smith Cl MACLEOD 3085	\$1,535,000	24/05/2023
	54 Gloucester Dr HEIDELBERG 3084	\$1,430,000	29/04/2023
	71 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$1,500,000	11/02/2023

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
House on Compact Block (8c)	6 Evan Smith Cl MACLEOD 3085	\$1,535,000	24/05/2023
	54 Gloucester Dr HEIDELBERG 3084	\$1,430,000	29/04/2023
	71 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$1,500,000	11/02/2023

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

25/07/2023 13:02