

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

126 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,267,500

Property Type

House

Suburb

Rosanna

Period - From

01/07/2023

to

30/09/2023

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	4 Coolock Ct ROSANNA 3084	\$1,475,000	02/12/2023
2	23 Banyule Rd ROSANNA 3084	\$1,534,500	11/11/2023
3	6 Rhonda St ROSANNA 3084	\$1,550,000	20/11/2023

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:

04/12/2023 11:53

126 Mountain View Parade, Rosanna Vic 3084



 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,500,000

Median House Price

September quarter 2023: \$1,267,500

Comparable Properties



4 Coolock Ct ROSANNA 3084 (REI)

Agent Comments

 4  2  4

Price: \$1,475,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)



23 Banyule Rd ROSANNA 3084 (REI)

Agent Comments

 4  2  4

Price: \$1,534,500

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 1132 sqm approx



6 Rhonda St ROSANNA 3084 (REI)

Agent Comments

 4  2  1

Price: \$1,550,000

Method: Private Sale

Date: 20/11/2023

Rooms: 6

Property Type: House (Res)

Land Size: 608 sqm approx

Account - Jellis Craig | P: 03 94598111



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