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

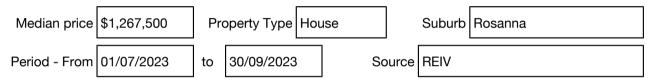
126 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

For the meaning of this		

Single price \$1,500,000

Median sale price



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







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)



Price: \$1,475,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Agent Comments



23 Banyule Rd ROSANNA 3084 (REI)



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

Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 20/11/2023 Rooms: 6 Property Type: House (Res) Land Size: 608 sqm approx

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