

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

29 Hillside Road, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see 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
Unit 1		Or range between	\$980,000	&	\$1,070,000
Unit 2		Or range between	\$800,000	&	\$850,000
Unit 3		Or range between	\$850,000	&	\$910,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$1,065,000

Suburb

Rosanna

Period - From

01/01/2023

to

31/03/2023

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
Unit 1	38 Grove Rd ROSANNA 3084	\$1,050,000	20/05/2023
	2/38 Pyalong Av ROSANNA 3084	\$980,000	27/05/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Unit 2	1/201 Rosanna Rd ROSANNA 3084	\$820,000	19/05/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Unit 3	58 Greville Rd ROSANNA 3084	\$895,000	29/04/2023
	15 Leura Av ROSANNA 3084	\$885,000	22/03/2023

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:

20/06/2023 12:07