

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

219 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,185,000

Median sale price

Median price

\$1,285,000

Property Type

House

Suburb

Rosanna

Period - From

01/10/2020

to

30/09/2021

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	1 Laane Av ROSANNA 3084	\$1,180,000	07/08/2021
2	26 Laane Av ROSANNA 3084	\$1,188,000	09/11/2021
3	121 Grandview Gr ROSANNA 3084	\$1,190,000	27/11/2021

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:

12/01/2022 11:54

219 Lower Plenty Road, Rosanna Vic 3084



Property Type: House
Land Size: 824 sqm approx
Agent Comments

Indicative Selling Price
\$1,185,000
Median House Price
Year ending September 2021: \$1,285,000

Comparable Properties



1 Laane Av ROSANNA 3084 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 07/08/2021
Property Type: House (Res)
Land Size: 430 sqm approx



26 Laane Av ROSANNA 3084 (REI)

Agent Comments



Price: \$1,188,000
Method: Private Sale
Date: 09/11/2021
Property Type: House
Land Size: 642 sqm approx



121 Grandview Gr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 27/11/2021
Property Type: House
Land Size: 219 sqm approx

Account - Jellis Craig | P: 03 94598111



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