

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

1/7 Silk Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,280,000

&

\$1,360,000

Median sale price

Median price \$1,271,250

Property Type House

Suburb Rosanna

Period - From 01/04/2023

to 31/03/2024

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	17a Hylton Cr ROSANNA 3084	\$1,350,000	15/11/2023
2	10a Anderson St HEIDELBERG 3084	\$1,350,000	27/03/2024
3	16 Brassey Av ROSANNA 3084	\$1,360,000	06/04/2024

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:

21/04/2024 11:40

1/7 Silk Street, Rosanna Vic 3084



 4  3  2

Property Type: Townhouse
Land Size: 260 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,360,000
Median House Price
Year ending March 2024: \$1,271,250

Comparable Properties



17a Hylton Cr ROSANNA 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Private Sale
Date: 15/11/2023
Property Type: Townhouse (Res)
Land Size: 336 sqm approx



10a Anderson St HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 27/03/2024
Property Type: House (Res)
Land Size: 490 sqm approx



16 Brassey Av ROSANNA 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,360,000
Method: Auction Sale
Date: 06/04/2024
Rooms: 5
Property Type: House (Res)

Account - Jellis Craig | P: 03 94598111



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