

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

8 Braeside Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,575,000

&

\$1,675,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Rosanna

Period - From 01/07/2024

to 30/09/2024

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	153 Bellevue Av ROSANNA 3084	\$1,568,000	26/10/2024
2	4 Leon Av ROSANNA 3084	\$1,710,000	26/10/2024
3	3/8 Braeside Av ROSANNA 3084	\$1,500,000	09/08/2023

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:

12/12/2024 18:59

8 Braeside Avenue, Rosanna Vic 3084

**Jellis
Craig**

Christopher Macey

03 9499 7992

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christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$1,575,000 - \$1,675,000

Median House Price

September quarter 2024: \$1,375,000



4 3 2

Rooms: 7

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



153 Bellevue Av ROSANNA 3084 (REI/VG)

Agent Comments

4 2 4

Price: \$1,568,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 693 sqm approx



4 Leon Av ROSANNA 3084 (REI)

Agent Comments

4 2 1

Price: \$1,710,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 575 sqm approx



3/8 Braeside Av ROSANNA 3084 (REI)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 09/08/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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