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	

Indicative selling price

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

Median sale price

Median price	\$1,380,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	01/10/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	80 Erskine Rd MACLEOD 3085	\$1,090,000	15/02/2025
2	86 Bellevue Av ROSANNA 3084	\$1,231,000	18/01/2025
3	14 Banyule Rd ROSANNA 3084	\$1,300,000	23/11/2024

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:	20/02/2025 14:19









Property Type: House Land Size: 865 sqm approx **Agent Comments**

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** December guarter 2024: \$1,380,000

Comparable Properties



80 Erskine Rd MACLEOD 3085 (REI)

Price: \$1,090,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 673 sqm approx

Agent Comments



86 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

Price: \$1,231,000 Method: Private Sale Date: 18/01/2025 Rooms: 5

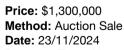
Property Type: House (Res)

Land Size: 613 sqm approx

3

14 Banyule Rd ROSANNA 3084 (REI)

Agent Comments



Property Type: House (Res) Land Size: 1162 sqm approx

Account - Barry Plant | P: 03 9842 8888



