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	57 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,027,500	Pro	perty Type	House		Suburb	Rosanna
Period - From	01/10/2022	to	31/12/2022		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

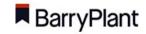
Add	dress of comparable property	Price	Date of sale
1	65 Martin St HEIDELBERG 3084	\$1,550,000	17/12/2022
2	71 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$1,500,000	11/02/2023
3	142 Mountain View Pde ROSANNA 3084	\$1,360,000	13/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/03/2023 09:04







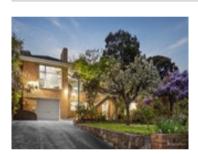


Property Type: House (Res) Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** December quarter 2022: \$1,027,500

Comparable Properties



65 Martin St HEIDELBERG 3084 (REI)



Price: \$1,550,000 Method: Auction Sale Date: 17/12/2022

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments



71 Bamfield Rd HEIDELBERG HEIGHTS 3081

(REI/VG)





Price: \$1,500,000 Method: Private Sale Date: 11/02/2023 Property Type: House

Land Size: 640 sqm approx

Agent Comments

Agent Comments



142 Mountain View Pde ROSANNA 3084 (REI)





Price: \$1,360,000

Method: Sold Before Auction

Date: 13/02/2023

Property Type: House (Res) Land Size: 837 sqm approx

Account - Barry Plant | P: 03 9842 8888



