

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

8/87 BANYULE ROAD ROSANNA VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Rosanna

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

43 DAVIES STREET ROSANNA VIC 3084	\$1,255,000	04-Dec-24
48 GREVILLE ROAD ROSANNA VIC 3084	\$1,331,000	15-Aug-24
10 PHILLIPS CRESCENT ROSANNA VIC 3084	\$1,290,000	30-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 29 January 2025



43 DAVIES STREET ROSANNA VIC 3084 Sold Price ^{RS} **\$1,255,000** ^{UN} Sold Date **04-Dec-24**

4 2 2

Distance **1.81km**

- Similar Land size yet slightly less renovated hence the sale price, therefore this property is only slightly inferior to the subject property.



48 GREVILLE ROAD ROSANNA VIC 3084 Sold Price **\$1,331,000** Sold Date **15-Aug-24**

4 2 1

Distance **0.66km**



10 PHILLIPS CRESCENT ROSANNA VIC 3084 Sold Price ^{RS} **\$1,290,000** Sold Date **30-Nov-24**

3 2 2

Distance **1.3km**

- Floorplan allows for potential 4th Bedroom which results in this property being comparable to the subject property.

RS = Recent sale

UN = Undisclosed Sale

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