

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

85 Grandview Grove, Rosanna Vic 3084

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,447,000

Property Type

House

Suburb

Rosanna

Period - From

01/04/2024

to

30/06/2024

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	53 Grove Rd ROSANNA 3084	\$1,268,000	07/09/2024
2	4 Jolliffe Cr ROSANNA 3084	\$1,350,000	27/08/2024
3	133 Grandview Gr ROSANNA 3084	\$1,355,000	14/08/2024

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:

17/09/2024 16:00

85 Grandview Grove, Rosanna Vic 3084



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2024: \$1,447,000

Comparable Properties



53 Grove Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,268,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 1010 sqm approx



4 Jolliffe Cr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 27/08/2024
Rooms: 6
Property Type: House (Res)
Land Size: 711 sqm approx



133 Grandview Gr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 14/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 834 sqm approx

Account - Jellis Craig | P: 03 94598111



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