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

34 Pyalong Avenue, Rosanna Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$1,393,000	Pro	operty Type	Hou	ISE		Suburb	Rosanna
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Lewellin Gr ROSANNA 3084	\$1,370,000	30/04/2022
2	6 Braeside Av ROSANNA 3084	\$1,337,500	30/03/2022
3	37 Jones Cr ROSANNA 3084	\$1,250,000	03/05/2022

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:

22/06/2022 09:08



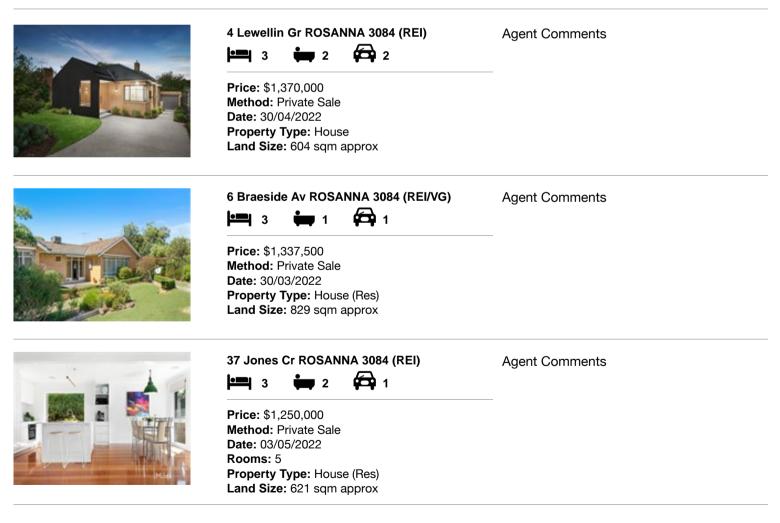






Rooms: 6 Property Type: House Land Size: 21.58 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price Year ending March 2022: \$1,393,000

Comparable Properties



Account - Philip Webb



propertydata

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