

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,375,000

### Median sale price

Median price \$1,393,000

Property Type House

Suburb Rosanna

Period - From 01/04/2021

to 31/03/2022

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	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



**4 Lewellin Gr ROSANNA 3084 (REI)**

**Agent Comments**



**Price:** \$1,370,000  
**Method:** Private Sale  
**Date:** 30/04/2022  
**Property Type:** House  
**Land Size:** 604 sqm approx



**6 Braeside Av ROSANNA 3084 (REI/VG)**

**Agent Comments**



**Price:** \$1,337,500  
**Method:** Private Sale  
**Date:** 30/03/2022  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx



**37 Jones Cr ROSANNA 3084 (REI)**

**Agent Comments**



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 03/05/2022  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx

**Account - Philip Webb**