

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

48 Greville Road, Rosanna Vic 3084

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,315,500

Property Type

House

Suburb

Rosanna

Period - From

01/07/2023

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	38 Rhonda St ROSANNA 3084	\$1,230,000	24/04/2024
2	10 Bonar St HEIDELBERG HEIGHTS 3081	\$1,275,000	29/06/2024
3	1 Ulrich Ct VIEWBANK 3084	\$1,290,000	05/04/2024

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:

15/07/2024 14:34

48 Greville Road, Rosanna Vic 3084



 3  2  1

Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2024: \$1,315,500

Comparable Properties



38 Rhonda St ROSANNA 3084 (REI)

Agent Comments

 3  1  3

Price: \$1,230,000
Method: Private Sale
Date: 24/04/2024
Property Type: House
Land Size: 637 sqm approx



10 Bonar St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 4  1  2

Price: \$1,275,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 792 sqm approx



1 Ulrich Ct VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,290,000
Method: Sold Before Auction
Date: 05/04/2024
Rooms: 5
Property Type: House (Res)
Land Size: 529 sqm approx

Account - Jellis Craig | P: 03 94598111



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