

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

96-98 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$2,450,000 & \$2,550,000

Median sale price

Median price \$1,175,000 Property Type House Suburb Rosanna

Period - From 01/01/2024 to 31/03/2024 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	8 Hillside Rd ROSANNA 3084	\$1,710,000	26/10/2023
2	7 Hillside Rd ROSANNA 3084	\$1,560,000	21/10/2023
3	170 Mountain View Pde ROSANNA 3084	\$1,320,000	29/11/2023

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: 30/04/2024 10:06



 3  1  2

Property Type: House
Land Size: 1607 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,550,000
Median House Price
March quarter 2024: \$1,175,000

Comparable Properties



8 Hillside Rd ROSANNA 3084 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,710,000
Method: Private Sale
Date: 26/10/2023
Property Type: House
Land Size: 1035 sqm approx



7 Hillside Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,560,000
Method: Auction Sale
Date: 21/10/2023
Rooms: 7
Property Type: House (Res)
Land Size: 929 sqm approx



170 Mountain View Pde ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,320,000
Method: Sold Before Auction
Date: 29/11/2023
Property Type: House (Res)
Land Size: 836 sqm approx

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