

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

1/194 Rosanna Road Rosanna VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,500

Property type

Unit

Suburb

Rosanna

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

20/77 St James Road Rosanna VIC 3084	\$727,500	04-Dec-21
4/52 Jones Crescent Rosanna VIC 3084	\$740,000	05-Oct-21
4/6 Brassey Avenue Rosanna VIC 3084	\$710,000	30-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 13 December 2021



20/77 St James Road Rosanna VIC 3084

Sold Price

^{RS}

\$727,500

Sold Date

04-Dec-21

 2

 1

 1

Distance

0.61km



4/52 Jones Crescent Rosanna VIC 3084

Sold Price

^{RS}

\$740,000

Sold Date

05-Oct-21

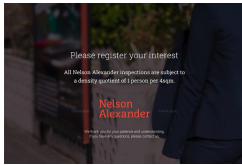
 2

 1

 1

Distance

0.62km



4/6 Brassey Avenue Rosanna VIC 3084

Sold Price

\$710,000

Sold Date

30-Jun-21

 2

 1

 1

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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