

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

17a Arden Crescent, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,180,000

Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Rosanna

Period - From

01/07/2024

to

30/09/2024

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	1/22 Silk St ROSANNA 3084	\$975,000	12/09/2024
2	6/1 Hillside Rd ROSANNA 3084	\$1,038,000	11/09/2024
3	3/13 Grandview Gr ROSANNA 3084	\$1,015,000	08/07/2024

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:

24/11/2024 15:27



 3
  2
  2

Property Type: House (Res)

Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000

Median House Price

September quarter 2024: \$1,375,000

Comparable Properties



1/22 Silk St ROSANNA 3084 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$975,000

Method: Private Sale

Date: 12/09/2024

Rooms: 5

Property Type: Townhouse (Res)



6/1 Hillside Rd ROSANNA 3084 (REI)

Agent Comments

 3
  3
  2

Price: \$1,038,000

Method: Private Sale

Date: 11/09/2024

Property Type: Townhouse (Res)



3/13 Grandview Gr ROSANNA 3084 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,015,000

Method: Private Sale

Date: 08/07/2024

Rooms: 5

Property Type: Townhouse (Res)

Account - Barry Plant | P: (03) 9431 1243



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