

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

3/38 Prospect Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$990,000

&

\$1,089,000

Median sale price

Median price \$826,250

Property Type Unit

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	2/44 Bellevue Av ROSANNA 3084	\$1,300,000	19/04/2024
2	2/13 Grandview Gr ROSANNA 3084	\$1,142,000	25/03/2024
3	2/8 Prospect Rd ROSANNA 3084	\$1,087,500	21/05/2024

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:

01/07/2024 11:31

3/38 Prospect Road, Rosanna Vic 3084



Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median Unit Price
March quarter 2024: \$826,250

Comparable Properties



2/44 Bellevue Av ROSANNA 3084 (REI)



Agent Comments
New. only 2 on the block

Price: \$1,300,000
Method: Private Sale
Date: 19/04/2024
Property Type: Townhouse (Single)



2/13 Grandview Gr ROSANNA 3084 (REI)



Agent Comments
Newer,

Price: \$1,142,000
Method: Private Sale
Date: 25/03/2024
Property Type: Townhouse (Res)



2/8 Prospect Rd ROSANNA 3084 (REI)



Agent Comments

Price: \$1,087,500
Method: Sold Before Auction
Date: 21/05/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 94598111



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