

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

2/159 BEVERLEY 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

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Rosanna

Period-from

01 Oct 2022

to

30 Sep 2023

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

6/88 DAREBIN STREET HEIDELBERG VIC 3084	\$720,000	18-May-23
21/77 MCCRAE ROAD ROSANNA VIC 3084	\$670,000	21-Jul-23
14/77 ST JAMES ROAD ROSANNA VIC 3084	\$660,000	02-Sep-23

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: 10 October 2023

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**6/88 DAREBIN STREET
HEIDELBERG VIC 3084**

2 1 1

Sold Price **\$720,000** Sold Date **18-May-23**

Distance **1.88km**

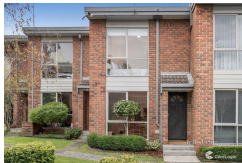


**21/77 MCCRAE ROAD ROSANNA
VIC 3084**

2 1 1

Sold Price **\$670,000** Sold Date **21-Jul-23**

Distance **0.93km**



**14/77 ST JAMES ROAD ROSANNA
VIC 3084**

2 1 1

Sold Price ^{RS} **\$660,000** Sold Date **02-Sep-23**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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