

# 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

11 Dobson Avenue, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,370,000 Property Type House Suburb Rosanna

Period - From 01/10/2023 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	6 Lewellin Gr ROSANNA 3084	\$885,000	16/11/2024
2	20 Kambea Cr VIEWBANK 3084	\$870,000	06/11/2024
3	3 Ayr St MACLEOD 3085	\$800,000	26/10/2024

**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:

16/01/2025 11:35



**Rooms:** 5

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 602 sqm approx

Agent Comments

## Comparable Properties



**6 Lewellin Gr ROSANNA 3084 (REI)**

Agent Comments



**Price:** \$885,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**20 Kambea Cr VIEWBANK 3084 (REI/VG)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 06/11/2024

**Property Type:** House (Res)

**Land Size:** 372 sqm approx



**3 Ayr St MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 697 sqm approx