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	11 Dobson Avenue, Rosanna Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price \$1,370,000	Property Type House	е	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

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



Date of sale



Christopher Macey 03 9499 7992 0411 330 311 christophermacey@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$880,000 **Median House Price** Year ending September 2024: \$1,370,000



Rooms: 5 **Property Type:**

Divorce/Estate/Family Transfers Land Size: 602 sqm approx

Agent Comments

Comparable Properties



6 Lewellin Gr ROSANNA 3084 (REI)

Price: \$885,000 Method: Auction Sale

Date: 16/11/2024 Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments



20 Kambea Cr VIEWBANK 3084 (REI/VG)

3

Agent Comments

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)

Price: \$800,000 Method: Auction Sale Date: 26/10/2024

Rooms: 4

Property Type: House (Res) Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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