

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

3/12 Finlayson Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$860,000 Property Type Unit Suburb Rosanna

Period - From 01/07/2023 to 30/06/2024 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	60a Greville Rd ROSANNA 3084	\$925,000	16/03/2024
2	1/91 Rosanna Rd HEIDELBERG 3084	\$925,000	16/03/2024
3			

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:

01/08/2024 11:41



3 2 2

Rooms: 5
Property Type: Townhouse
(Single)
Land Size: 167 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$940,000
Median Unit Price
Year ending June 2024: \$860,000

Comparable Properties



60a Greville Rd ROSANNA 3084 (REI/VG) **Agent Comments**

3 2 1

Price: \$925,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 203 sqm approx



1/91 Rosanna Rd HEIDELBERG 3084 (REI/VG) **Agent Comments**

3 1 4

Price: \$925,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 270 sqm approx

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.