Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24 Greville Road, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,370,000	Pro	Property Type Ho		ouse		Suburb	Rosanna
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	30 Bellevue Av ROSANNA 3084	\$1,284,000	07/11/2024
2	8 Mccrae Rd ROSANNA 3084	\$1,302,000	21/10/2024
3	53 Finlayson St ROSANNA 3084	\$1,240,000	23/09/2024

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:

20/11/2024 15:37









Property Type: Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending September 2024: \$1,370,000

Comparable Properties

30 Bellevue Av ROSANNA 3084 (REI) 3 1 1 1 Price: \$1,284,000 Method: Sold Before Auction Date: 07/11/2024 Rooms: 6 Property Type: House (Res) Land Size: 741 sqm approx	Agent Comments
8 Mccrae Rd ROSANNA 3084 (REI) 1 3 1 2 2 2 Price: \$1,302,000 Method: Sold Before Auction 2 2 2 Date: 21/10/2024 Property Type: House (Res) 2 2 2 Land Size: 783 sqm approx 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3<	Agent Comments
53 Finlayson St ROSANNA 3084 (REI) 4 2 2 2 Price: \$1,240,000 Method: Private Sale Date: 23/09/2024 Property Type: House (Res) Land Size: 614 sqm approx	Agent Comments

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



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