

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 St James Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Rosanna

Period - From 01/07/2020

to

30/06/2021

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	141 St James Rd ROSANNA 3084	\$1,391,000	10/07/2021
2	198 Lower Plenty Rd ROSANNA 3084	\$1,300,000	29/06/2021
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:

04/10/2021 13:19



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending June 2021: \$1,260,000

Comparable Properties



141 St James Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,391,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 681 sqm approx



198 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 29/06/2021
Property Type: House
Land Size: 836 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.

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