

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

3/4 Grove Road, Rosanna Vic 3084

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/01/2022

to

31/12/2022

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	7/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$703,500	04/02/2023
2	1/29 Elizabeth St BULLEEN 3105	\$710,000	16/10/2022
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:

21/03/2023 11:33

3/4 Grove Road, Rosanna Vic 3084



 2  1  2

Rooms: 4

Property Type: Unit

Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending December 2022: \$820,000

Comparable Properties



7/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

 2  1  1

Price: \$703,500

Method: Auction Sale

Date: 04/02/2023

Property Type: Townhouse (Res)

Land Size: 139 sqm approx



1/29 Elizabeth St BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$710,000

Method: Private Sale

Date: 16/10/2022

Property Type: Villa

Land Size: 190 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.

Account - Jellis Craig | P: 03 94598111



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