

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

23 Victoria Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Rosanna

Period - From 01/10/2023 to 31/12/2023 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	40 Pyalong Av ROSANNA 3084	\$1,685,000	22/08/2023
2	8 Devlin Ct ROSANNA 3084	\$1,465,000	31/10/2023
3	126 Mountain View Pde ROSANNA 3084	\$1,430,000	12/12/2023

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: 16/02/2024 10:33



4 3 2

Property Type: House
Land Size: 905 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
December quarter 2023: \$1,320,000

Comparable Properties



40 Pyalong Av ROSANNA 3084 (REI/VG)

Agent Comments

3 3 4

Price: \$1,685,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 830 sqm approx



8 Devlin Ct ROSANNA 3084 (REI/VG)

Agent Comments

5 3 5

Price: \$1,465,000
Method: Private Sale
Date: 31/10/2023
Rooms: 8
Property Type: House (Res)
Land Size: 655 sqm approx



126 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,430,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 804 sqm approx

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