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	23 Victoria Avenue, Rosanna Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,320,000	Pro	perty 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

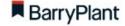
1	40 Pyalong Av ROSANNA 3084	\$1,685,000	22/08/2023
2	8 Devlin Ct ROSANNA 3084	\$1,465,000	31/10/2023
3	126 Mountain View Pde ROSANNA 3084	\$1,430,000	12/12/2023

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
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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)

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Agent Comments

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)





Price: \$1,465,000 Method: Private Sale Date: 31/10/2023 Rooms: 8

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments

Agent Comments







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

Account - Barry Plant | P: (03) 9431 1243



