

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

15 Golf Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,377,500 Property Type House Suburb Rosanna

Period - From 01/01/2024 to 31/12/2024 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	6 Pickworth Ct ROSANNA 3084	\$1,400,000	14/12/2024
2	24 Hillside Rd ROSANNA 3084	\$1,468,000	17/11/2024
3	17 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,380,000	26/10/2024

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:

24/01/2025 14:31

15 Golf Avenue, Rosanna Vic 3084

Chad Gamage

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Property Type:
Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

Year ending December 2024: \$1,377,500

Comparable Properties



6 Pickworth Ct ROSANNA 3084 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 14/12/2024

Rooms: 6

Property Type: House (Res)

Land Size: 647 sqm approx



24 Hillside Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,468,000

Method: Private Sale

Date: 17/11/2024

Rooms: 6

Property Type: House (Res)

Land Size: 938 sqm approx



17 Lloyd St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 26/10/2024

Rooms: 4

Property Type: House (Res)

Land Size: 689 sqm approx

Account - Jellis Craig | P: 03 94598111



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