## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	78 Rosanna Road, Heidelberg Vic 3084
Including suburb and	-
postcode	

#### Indicative selling price

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

Single price \$899,000

#### Median sale price

Median price	\$1,520,000	Pro	perty Type	House		Suburb	Heidelberg
Period - From	01/10/2021	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	84 Rosanna Rd HEIDELBERG 3084	\$899,000	07/05/2022
2	8 Keats St HEIDELBERG HEIGHTS 3081	\$880,000	13/08/2022
3	596 Upper Heidelberg Rd HEIDELBERG 3084	\$845,000	10/05/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2022 09:45













Property Type: House Land Size: 585 sqm approx

**Agent Comments** 

**Indicative Selling Price** 

\$899,000 **Median House Price** 

Year ending September 2022: \$1,520,000

# Comparable Properties



84 Rosanna Rd HEIDELBERG 3084 (REI/VG)





Price: \$899,000 Method: Private Sale Date: 07/05/2022 Property Type: House Land Size: 585 sqm approx **Agent Comments** 



8 Keats St HEIDELBERG HEIGHTS 3081

(REI/VG)





Price: \$880,000 Method: Private Sale Date: 13/08/2022 Rooms: 6

Property Type: House (Res) Land Size: 538 sqm approx

Agent Comments



596 Upper Heidelberg Rd HEIDELBERG 3084

(REI/VG)





Agent Comments

Price: \$845,000 Method: Private Sale Date: 10/05/2022

Property Type: House (Res) Land Size: 593 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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