

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

3/175 BELLEVUE AVENUE ROSANNA VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Rosanna

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

1/175 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081	\$835,000	15-May-23
3/140 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081	\$739,000	04-Jul-23

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 6 months.

This Statement of Information was prepared on: 08 November 2023



1/175 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081 Sold Price **\$835,000** Sold Date **15-May-23**

 3  2  2

Distance **0.65km**



3/140 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081 Sold Price **\$739,000** Sold Date **04-Jul-23**

 2  2  1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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