

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

189 GRANDVIEW GROVE 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

\$955,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,500

Property type

House

Suburb

Rosanna

Period-from

01 Apr 2022

to

31 Mar 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

16 JOYNT STREET MACLEOD VIC 3085	\$1,100,000	08-Dec-21
4/75 ELLESMERE PARADE ROSANNA VIC 3084	\$997,000	14-Nov-21
1/27 PYALONG AVENUE ROSANNA VIC 3084	\$920,000	19-Mar-22

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: 17 April 2023



16 JOYNT STREET MACLEOD VIC 3085

Sold Price

\$1,100,000

Sold Date

08-Dec-21



3



2



1

Distance

0.47km



**4/75 ELLESMERE PARADE
ROSANNA VIC 3084**

Sold Price

\$997,000

Sold Date

14-Nov-21



3



2



2

Distance

0.72km



**1/27 PYALONG AVENUE ROSANNA
VIC 3084**

Sold Price

\$920,000

Sold Date

19-Mar-22



3



2



2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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