### 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

4/4 Brassey Avenue, Rosanna Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$695,000		&		\$750,000	)		
Median sale p	rice							
Median price	\$770,000	Pro	operty Type	Unit			Suburb	Rosanna
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/7 Ellesmere Pde ROSANNA 3084	\$715,000	18/06/2025
2	4/77 St James Rd ROSANNA 3084	\$700,000	29/04/2025
3	1/66 Coorie Cr ROSANNA 3084	\$731,470	14/04/2025

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:

22/07/2025 11:02



4/4 Brassey Avenue, Rosanna Vic 3084

# **JellisCraig**

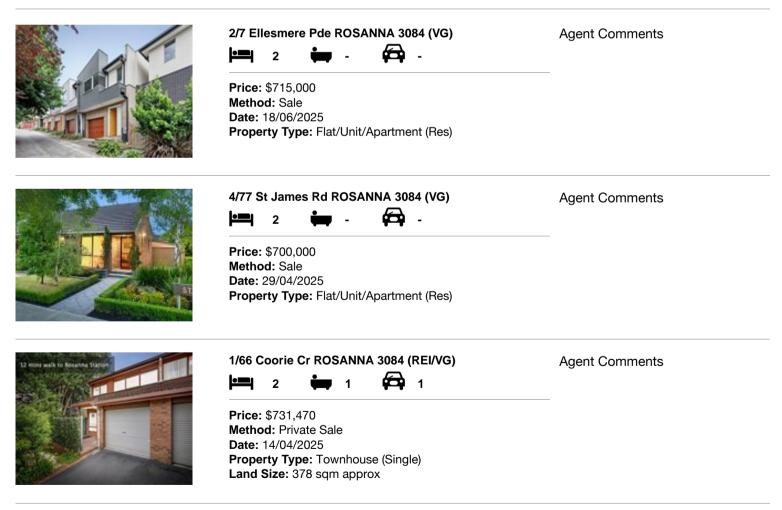




Property Type: Unit Land Size: 196m2 approx sqm approx Agent Comments Josh Saunders 03 9499 7992 0407 011 901 joshsaunders@jelliscraig.com.au

> Indicative Selling Price \$695,000 - \$750,000 Median Unit Price June quarter 2025: \$770,000

## **Comparable Properties**



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



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