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			92 Rosamond Road, Maribyrnong Vic 3032										
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range	e between	\$1,300	0,000		&		\$1,400,000						
Median sale price													
Median price \$1,140,0			000	Property Type House			е		Sub	ourb	Maribyrnon	g	
Period - From 02/10/2			024	to	01/10/2025	So	ource	Pro	Property Data				
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.													
Address of comparable property										Pr	ice	Date of sale	
1													
2													
3													
OR													
B*		_	_		epresentativ wo kilometre		•					ee comparable onths.	
	This Statement of Information was prepared on:										02/10/2025 11:36		









Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 02/10/2024 - 01/10/2025: \$1,140,000

Comparable Properties

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.

Account - Biggin & Scott | P: 03 9317 5577



