

# 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 6/46 Station Road, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$748,000

### Median sale price

Median price \$937,500 Property Type Townhouse Suburb Rosanna

Period - From 08/08/2023 to 07/08/2024 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	Price	Date of sale
1	2/46 Station Rd ROSANNA 3084	\$695,000	11/05/2024
2	3/44 Porter Rd HEIDELBERG HEIGHTS 3081	\$715,000	16/04/2024
3	5/28 Law St HEIDELBERG HEIGHTS 3081	\$690,000	21/03/2024

**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: 08/08/2024 11:45

Maggie Sun

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**Indicative Selling Price**

\$680,000 - \$748,000

**Median Townhouse Price**

08/08/2023 - 07/08/2024: \$937,500



2   2   1

**Property Type:** Townhouse

**Land Size:** 133 sqm approx

Agent Comments

## Comparable Properties



**2/46 Station Rd ROSANNA 3084 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** Townhouse (Res)

**Land Size:** 103 sqm approx



**3/44 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

2   2   1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 16/04/2024

**Property Type:** Townhouse (Single)



**5/28 Law St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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