

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

27 Hillside Road, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,150,000

House

X

Unit

Suburb Rosanna

Period - From 01/07/2017

to

30/09/2017

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	589 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081	\$1,425,000	09/09/2017
2	91 Mountain View Pde ROSANNA 3084	\$1,320,500	27/09/2017
3	25 Beetham Pde ROSANNA 3084	\$1,310,000	06/05/2017

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.~~

27 Hillside Road, Rosanna Vic 3084

Miles
EST 1924

Christopher Macey

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Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

September quarter 2017: \$1,150,000



 3  1  2

Rooms: 5

Property Type: House

Land Size: 920 sqm approx

Agent Comments

Comparable Properties



589 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  2  3

Price: \$1,425,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 971 sqm approx



91 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments

 2  1  2

Price: \$1,320,500

Method: Sold Before Auction

Date: 27/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 804 sqm approx

25 Beetham Pde ROSANNA 3084 (VG)

Agent Comments

 3  -  -

Price: \$1,310,000

Method: Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 836 sqm approx