

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

105 Hodgson Street, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,160,000

House

X

Unit

Suburb

Rosanna

Period - From

01/10/2016

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	11 Maleela Gr ROSANNA 3084	\$1,051,000	19/08/2017
2	35 Buckingham Dr HEIDELBERG 3084	\$1,072,000	15/07/2017
3	5 Coorie Cr ROSANNA 3084	\$1,101,000	01/07/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
Year ending September 2017: \$1,160,000

Comparable Properties



11 Maleela Gr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,051,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 700 sqm approx



35 Buckingham Dr HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,072,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 632 sqm approx



5 Coorie Cr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,101,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 5
Property Type: House
Land Size: 664 sqm approx