

RT Edgar

STATEMENT OF INFORMATION

23 July 2018

Property offered for sale

3/235 Rosanna Road, Rosanna VIC 3084

Indicative selling price

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

Range
between \$670,000 & \$737,000

Median sale price

Median price	\$741,000	House	Unit	X	Suburb	Rosanna
Period - From	01/07/2017	to	30/06/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Lawrence Zhu consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1/10 Rosanna Rd HEIDELBERG 3084	\$725,000	09/04/2018
2 3/39 Rosanna Rd HEIDELBERG 3084	\$715,000	24/03/2018
3 2/35 Waiora Rd HEIDELBERG HEIGHTS 3081	\$683,000	26/06/2018