

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	3/187 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between	\$650,000	&	\$680,000

Median sale price

Median price	\$695,000	Hou	se	Unit	Х	Suburb	Rosanna
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

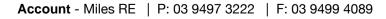
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

1	1/42 Grandview Gr ROSANNA 3084	\$695,000	03/06/2017
2	3/328 Lower Plenty Rd VIEWBANK 3084	\$670,000	29/03/2017
3	9/106 Brown St HEIDELBERG 3084	\$655,000	01/04/2017

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.







Date of sale

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Rooms:

Property Type: Unit **Agent Comments**

Indicative Selling Price \$650,000 - \$680,000 **Median Unit Price** Year ending June 2017: \$695,000

Comparable Properties



1/42 Grandview Gr ROSANNA 3084 (REI)



Price: \$695,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4

Property Type: Unit

Land Size: 252 sqm approx

Agent Comments



3/328 Lower Plenty Rd VIEWBANK 3084 (REI) Agent Comments





Price: \$670,000 Method: Private Sale Date: 29/03/2017

Rooms: -

Property Type: Townhouse (Res)



9/106 Brown St HEIDELBERG 3084 (REI/VG)



Price: \$655,000 Method: Auction Sale Date: 01/04/2017 Rooms: 3

Property Type: Unit

Agent Comments

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





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