# 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

41 Mountain View Parade, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$1,690,000

#### Median sale price

Median price	\$1,116,250	Pro	perty Type Hou	ise		Suburb	Rosanna
Period - From	01/10/2019	to	30/09/2020	So	urce	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

27/11/2020 15:32







**Property Type:** House (Res) **Land Size:** 530 sqm approx Agent Comments Indicative Selling Price \$1,690,000 Median House Price Year ending September 2020: \$1,116,250

# **Comparable Properties**

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.