

Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.com.au

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	137 Grandview Grove, Rosanna Vic 3084						
Indicative selling price	ce						
For the meaning of this p	orice see consumer.vic.gov.au/underquoting						

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Median sale price

Range between \$780,000

Median price	\$741,000	Hou	se	Unit	Х	s	Suburb	Rosanna
Period - From	01/10/2017	to	30/09/2018		Sourc	REIV		

\$795,000

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.

Ad	dress of comparable property	Price	Date of sale
1	9/218 Lower Plenty Rd ROSANNA 3084	\$755,000	26/11/2018
2	2/16 Alfreda Av ROSANNA 3084	\$750,000	25/10/2018
3	7/218 Lower Plenty Rd ROSANNA 3084	\$750,000	08/09/2018

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.

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





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Indicative Selling Price \$780,000 - \$795,000 Median Unit Price Year ending September 2018: \$741,000



|--| 3 **|--|** 2 **|--|** 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



9/218 Lower Plenty Rd ROSANNA 3084 (REI)

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Price: \$755,000 Method: Private Sale Date: 26/11/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



2/16 Alfreda Av ROSANNA 3084 (REI/VG)

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Price: \$750,000 **Method:** Private Sale **Date:** 25/10/2018

Rooms: -

Property Type: Townhouse (Single)



7/218 Lower Plenty Rd ROSANNA 3084

(REI/VG)

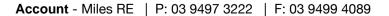
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Price: \$750,000 **Method:** Private Sale **Date:** 08/09/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments







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