

# 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

3/19 Station Road, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000

&

\$940,000

### Median sale price

Median price \$1,116,250

Property Type House

Suburb Rosanna

Period - From 01/10/2019

to

30/09/2020

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	1/141 Porter Rd HEIDELBERG HEIGHTS 3081	\$900,000	15/07/2020
2	5/89 Rosanna Rd HEIDELBERG 3084	\$890,000	13/10/2020
3			

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.~~

This Statement of Information was prepared on:

05/11/2020 20:26

# 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

4/19 Station Road, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$1,116,250

Property Type House

Suburb Rosanna

Period - From 01/10/2019

to 30/09/2020

Source REIV

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

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This Statement of Information was prepared on:

05/11/2020 20:29



3   2   2

**Rooms:** 5

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

Year ending September 2020: \$1,116,250

## Comparable Properties



**1/141 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

4   2   2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 15/07/2020

**Property Type:** House



**5/89 Rosanna Rd HEIDELBERG 3084 (REI)**

Agent Comments

4   3   2

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 13/10/2020

**Property Type:** House

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.



 4  3  2

**Rooms:** 5

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$890,000 - \$940,000

**Median House Price**

Year ending September 2020: \$1,116,250

## Comparable Properties



**1/141 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

 4  2  2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 15/07/2020

**Property Type:** House



**5/89 Rosanna Rd HEIDELBERG 3084 (REI)**

Agent Comments

 4  3  2

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 13/10/2020

**Property Type:** House

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.