Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/19 Station Road, Rosanna Vic 3084

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|-------------------|--|-----------|------|--------|---------|
| Range betweer | \$890,000 | | & | | \$940,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,116,250 | Pro | roperty Type Hous | | ouse | | 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.

| Ad | dress 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

Including suburb and postcode

Address 4/19 Station Road, Rosanna Vic 3084

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|------------------|--|-----------|------|--------|---------|
| Range betweer | \$900,000 | | & | | \$950,000 | | | |
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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 20:29



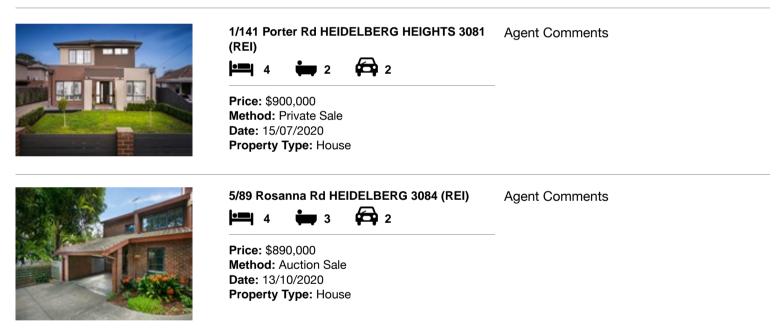






Rooms: 5 Property Type: Townhouse Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending September 2020: \$1,116,250

Comparable Properties



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.







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



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



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