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			
Median sale price								
Median price	\$1,116,250	Pro	operty Type Hous		ouse		Suburb	Rosanna
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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 20:29



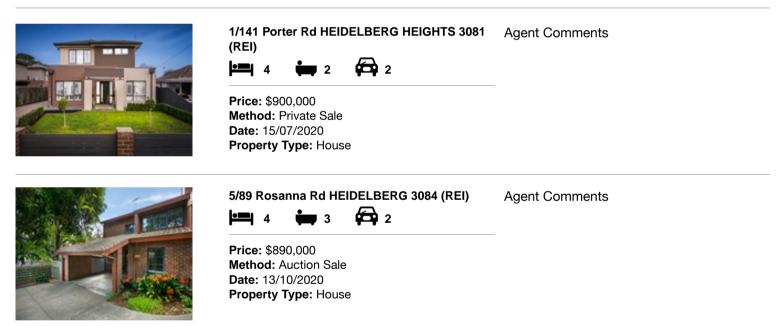






Rooms: 5 Property Type: Townhouse Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending September 2020: \$1,116,250

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



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