

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

1/20 Turnham Avenue, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$630,000

Median sale price

Median price \$693,000

Property Type Unit

Suburb Rosanna

Period - From 05/05/2019

to

04/05/2020

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	4/245 Rosanna Rd ROSANNA 3084	\$644,000	30/11/2019
2	1/172 Hawdon St HEIDELBERG 3084	\$642,000	07/04/2020
3	18/127 Hawdon St HEIDELBERG 3084	\$639,000	21/12/2019

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:

05/05/2020 15:30



Property Type: unit

Land Size: 250 m2 sqm approx

Agent Comments

Beautifully renovated with private rear yard

Comparable Properties



4/245 Rosanna Rd ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$644,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Unit



1/172 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$642,000

Method: Private Sale

Date: 07/04/2020

Property Type: Unit



18/127 Hawdon St HEIDELBERG 3084 (REI/VG) **Agent Comments**



Price: \$639,000

Method: Sold Before Auction

Date: 21/12/2019

Property Type: Apartment