

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	28 Stanton Crescent, Rosanna Vic 3084
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Indicative selling price

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

Range between	\$1,150,000	&	\$1,200,000
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Median sale price

Median price	\$1,177,500	House	X	Unit		Suburb	Rosanna
Period - From	01/01/2017	to	31/12/2017	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	3 Pickworth Ct ROSANNA 3084	\$1,180,000	12/12/2017
2	2 Stanton Cr ROSANNA 3084	\$1,112,500	23/03/2018
3	51 Stanton Cr ROSANNA 3084	\$1,110,000	01/11/2017

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.



3 2 2

Rooms:
Property Type: House (Res)
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
Year ending December 2017: \$1,177,500

Comparable Properties



3 Pickworth Ct ROSANNA 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,180,000
Method: Sold Before Auction
Date: 12/12/2017
Rooms: 7
Property Type: House (Res)
Land Size: 628 sqm approx

2 Stanton Cr ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,112,500
Method: Private Sale
Date: 23/03/2018
Rooms: -
Property Type: House (Res)



51 Stanton Cr ROSANNA 3084 (REI/VG)

Agent Comments

4 2 1

Price: \$1,110,000
Method: Private Sale
Date: 01/11/2017
Rooms: 7
Property Type: House
Land Size: 645 sqm approx