

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

3/109 Ellesmere Parade, Rosanna Vic 3084

Indicative selling price

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

Range between

\$950,000

&

\$999,999

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/01/2020

to

31/12/2020

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	1/109 Ellesmere Pde ROSANNA 3084	\$1,095,000	11/11/2020
2	2/109 Ellesmere Pde ROSANNA 3084	\$990,000	14/12/2020
3	4/19 Station Rd ROSANNA 3084	\$950,000	05/11/2020

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:

27/01/2021 12:14



 3  3  2

Rooms: 5

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$999,999

Median Unit Price

Year ending December 2020: \$775,000

Comparable Properties

1/109 Ellesmere Pde ROSANNA 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,095,000

Method: Private Sale

Date: 11/11/2020

Property Type: Townhouse (Res)

2/109 Ellesmere Pde ROSANNA 3084 (REI)

Agent Comments

 3  3  2

Price: \$990,000

Method: Private Sale

Date: 14/12/2020

Property Type: Townhouse (Res)

4/19 Station Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 05/11/2020

Property Type: Townhouse (Res)