

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

20 Rhonda Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,350,000

&

\$1,425,000

Median sale price

Median price \$1,045,000

Property Type House

Suburb Rosanna

Period - From 01/07/2019

to 30/09/2019

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	47 Invermay Gr ROSANNA 3084	\$1,399,000	21/10/2019
2	27 Millicent St ROSANNA 3084	\$1,360,000	12/10/2019
3	35 Brassey Av ROSANNA 3084	\$1,359,000	23/11/2019

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:

26/11/2019 11:17



3 2 2

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,425,000

Median House Price

September quarter 2019: \$1,045,000

Comparable Properties

47 Invermay Gr ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,399,000

Method: Private Sale

Date: 21/10/2019

Rooms: 6

Property Type: House (Res)

Land Size: 896 sqm approx



27 Millicent St ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$1,360,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 878 sqm approx



35 Brassey Av ROSANNA 3084 (REI)

Agent Comments

3 2 -

Price: \$1,359,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 587 sqm approx