

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	5/75 Ellesmere Parade, Rosanna Vic 3084
---	---

Indicative selling price

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

Range between	\$720,000	&	\$740,000
---------------	-----------	---	-----------

Median sale price

Median price	\$708,500	House		Unit	X	Suburb	Rosanna
Period - From	01/01/2018	to	31/12/2018	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	3/39 Dresden St HEIDELBERG HEIGHTS 3081	\$732,000	27/11/2018
2	13/19 Lower Plenty Rd ROSANNA 3084	\$727,000	13/09/2018
3	3/16 Altona St HEIDELBERG HEIGHTS 3081	\$725,000	22/10/2018

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.