

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

### 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

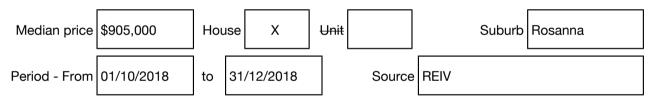
ss 76 Mccrae Road, Rosanna Vic 3084 nd de

#### Indicative selling price

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

Range between \$685,000 &	\$735,000
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#### Median sale price



#### 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	2/4 Grove Rd ROSANNA 3084	\$780,000	01/09/2018
2	29 Leura Av ROSANNA 3084	\$758,000	22/12/2018
3	137 Rosanna Rd ROSANNA 3084	\$750,000	15/12/2018

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House Land Size: 407 sqm approx Agent Comments Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

Indicative Selling Price \$685,000 - \$735,000 Median House Price December quarter 2018: \$905,000

## **Comparable Properties**



2/4 Grove Rd ROSANNA 3084 (REI/VG)



Price: \$780,000 Method: Auction Sale Date: 01/09/2018 Rooms: 4 Property Type: House (Res)

Agent Comments



29 Leura Av ROSANNA 3084 (REI)

Agent Comments



Price: \$758,000 Method: Private Sale Date: 22/12/2018 Rooms: -Property Type: House Land Size: 613 sqm approx



137 Rosanna Rd ROSANNA 3084 (REI)



Agent Comments

Price: \$750,000 Method: Auction Sale Date: 15/12/2018 Rooms: 3 Property Type: House (Res) Land Size: 634 sqm approx

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