

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

76 Mccrae Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$685,000

&

\$735,000

Median sale price

Median price \$905,000

House

X

Unit

Suburb Rosanna

Period - From 01/10/2018

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	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.

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



 2  1  1

Rooms:
Property Type: House
Land Size: 407 sqm approx
Agent Comments

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)

Agent Comments

 2  1  2

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



29 Leura Av ROSANNA 3084 (REI)

Agent Comments

 2  1  1

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

 2  1  1

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