

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

14 Leura Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$942,500

Property Type House

Suburb Rosanna

Period - From 01/04/2019

to 30/06/2019

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	3 Tranquil Winter Ct VIEWBANK 3084	\$770,000	06/04/2019
2	63 Edward St MACLEOD 3085	\$720,000	08/04/2019
3			

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:

30/09/2019 10:44

14 Leura Avenue, Rosanna Vic 3084

Miles
EST 1924

Gordon Whale
03 9490 0548
0419 335 459

gwhale@milesre.com.au

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

June quarter 2019: \$942,500



2 2 1

Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Comparable Properties



3 Tranquil Winter Ct VIEWBANK 3084 (REI)

Agent Comments

3 1 1

Price: \$770,000

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 340 sqm approx



63 Edward St MACLEOD 3085 (REI)

Agent Comments

3 1 2

Price: \$720,000

Method: Private Sale

Date: 08/04/2019

Rooms: 4

Property Type: House (Res)

Land Size: 334 sqm approx

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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089



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.