

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 Cantala Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$970,000

Property Type House

Suburb Rosanna

Period - From 01/07/2018

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	63 Coorie Cr ROSANNA 3084	\$1,050,000	14/06/2019
2	38 Dwyer St MACLEOD 3085	\$990,000	16/05/2019
3	44 Jacka St MACLEOD 3085	\$985,000	11/07/2019

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:

23/09/2019 09:30

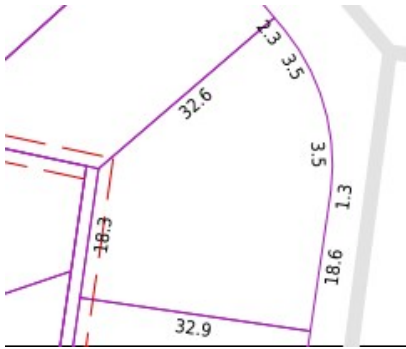
Elisse Farquhar
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Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending June 2019: \$970,000



4 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 1055 sqm approx

Agent Comments

Comparable Properties



63 Coorie Cr ROSANNA 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 14/06/2019

Property Type: House

Land Size: 1144 sqm approx



38 Dwyer St MACLEOD 3085 (VG)

Agent Comments

3 - -

Price: \$990,000

Method: Sale

Date: 16/05/2019

Property Type: House (Res)

Land Size: 1016 sqm approx



44 Jacka St MACLEOD 3085 (REI)

Agent Comments

4 2 2

Price: \$985,000

Method: Private Sale

Date: 11/07/2019

Property Type: House

Land Size: 981 sqm approx