



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**27 St James Road,
ROSANNA 3084**

House



4 beds



2 baths



2 parking

Indicative selling price

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

**Range \$1,400,000 -
\$1,450,000**

Median sale price

Median **House** for **ROSANNA** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$1,125,000

Comparable property sales

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 the most comparable to the property for sale.

15 Strasbourg Road,
Rosanna 3084

Price \$1,450,000 Sold 24
April 2018

27 Hillside Road,
Rosanna 3084

Price \$1,716,000 Sold 17
April 2018

12 Alfreda Ave,
Rosanna 3084

Price \$1,585,000 Sold 08
May 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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Contact agents



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