

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

78 Finlayson Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,490,000

Property Type House

Suburb Rosanna

Period - From 01/07/2021

to

30/09/2021

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	159 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,300,000	26/10/2021
2	41 Douglas St ROSANNA 3084	\$1,270,000	25/10/2021
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:

19/01/2022 16:57



 3  1  1

Property Type: House
Land Size: 1054 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
September quarter 2021: \$1,490,000

Comparable Properties

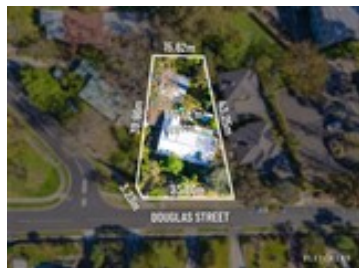


159 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  1  1

Price: \$1,300,000
Method: Auction Sale
Date: 26/10/2021
Property Type: House (Res)
Land Size: 938 sqm approx



41 Douglas St ROSANNA 3084 (REI)

Agent Comments

 3  1  1

Price: \$1,270,000
Method: Auction Sale
Date: 25/10/2021
Property Type: House (Res)
Land Size: 881 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.