

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

2/9-11 Ruthven Street Rosanna VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,000

Property type

Unit

Suburb

Rosanna

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

4/52 Jones Crescent Rosanna VIC 3084	\$670,000	13-Nov-19
4/245 Rosanna Road Rosanna VIC 3084	\$644,000	30-Nov-19
1/14 Arden Crescent Rosanna VIC 3084	\$600,000	18-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 19 February 2020



4/52 Jones Crescent Rosanna VIC 3084

Sold Price

\$670,000

Sold Date

13-Nov-19

2

1

1

Distance

1.1km



4/245 Rosanna Road Rosanna VIC 3084

Sold Price

\$644,000

Sold Date

30-Nov-19

2

1

1

Distance

1.11km



1/14 Arden Crescent Rosanna VIC 3084

Sold Price

\$600,000

Sold Date

18-Sep-19

2

1

1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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