

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	1/64 Lower Plenty Road, Rosanna Vic 3084
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Indicative selling price

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

Range between	\$600,000	&	\$630,000
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Median sale price

Median price	\$650,000	Unit	X	Suburb	Rosanna
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

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
7/4 Banyule Rd ROSANNA 3084	\$615,000	29/04/2017
4/32 Lower Plenty Rd ROSANNA 3084	\$618,000	26/11/2016
3/81 Lower Plenty Rd ROSANNA 3084	\$635,000	18/03/2017