

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 2/44 Station Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$585,000 & \$600,000

Median sale price

Median price \$690,000 House Unit X Suburb Rosanna

Period - From 01/04/2018 to 31/03/2019 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	4/27-29 Invermay Gr ROSANNA 3084	\$604,000	09/04/2019
2	4/146 Hawdon St HEIDELBERG 3084	\$605,000	08/04/2019
3	3/12 Shelley St HEIDELBERG HEIGHTS 3081	\$630,000	14/02/2019

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.