

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

1/20 Prospect Road, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,375,000

Median sale price

Median price

\$877,500

Property Type

Unit

Suburb

Rosanna

Period - From

01/04/2022

to

30/06/2022

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	1 Woburn St HEIDELBERG 3084	\$1,420,000	25/06/2022
2	3/165 Mountain View Pde ROSANNA 3084	\$1,420,000	20/05/2022
3	1/27 Pyalong Av ROSANNA 3084	\$920,000	19/03/2022

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:

01/08/2022 09:03



 3  2  2

Property Type: Townhouse (Res)

Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price

\$1,375,000

Median Unit Price

June quarter 2022: \$877,500

Comparable Properties



1 Woburn St HEIDELBERG 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,420,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 409 sqm approx



3/165 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,420,000

Method: Sold Before Auction

Date: 20/05/2022

Property Type: Townhouse (Res)

Land Size: 278 sqm approx



1/27 Pyalong Av ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000

Method: Sold Before Auction

Date: 19/03/2022

Property Type: Townhouse (Single)