

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

2/174 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$920,000

Property Type Unit

Suburb Rosanna

Period - From 01/01/2022

to 31/03/2022

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	1/23 Ferguson St MACLEOD 3085	\$660,000	24/03/2022
2	1/7 Cremin Ct ROSANNA 3084	\$670,000	22/04/2022
3	4/28 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$677,500	01/02/2022

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:

22/04/2022 19:40

2/174 Waiora Road, Rosanna Vic 3084



 2  1  0

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2022: \$920,000

Comparable Properties



1/23 Ferguson St MACLEOD 3085 (REI)

Agent Comments

 2  1  1

Price: \$660,000
Method: Sold Before Auction
Date: 24/03/2022
Property Type: Unit



1/7 Cremin Ct ROSANNA 3084 (REI)

Agent Comments

 2  1  1

Price: \$670,000
Method: Private Sale
Date: 22/04/2022
Property Type: Unit



4/28 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  1  2

Price: \$677,500
Method: Sold Before Auction
Date: 01/02/2022
Property Type: Unit

Account - Jellis Craig | P: 03 94598111



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