

# 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

23 Miriam Street, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,045,000 Property Type House Suburb Rosanna

Period - From 01/07/2019 to 30/09/2019 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	9 Scarborough Dr HEIDELBERG 3084	\$1,050,000	12/10/2019
2	45 Finlayson St ROSANNA 3084	\$1,082,000	28/05/2019
3	56 Coorie Cr ROSANNA 3084	\$1,211,000	31/08/2019

**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.~~

This Statement of Information was prepared on:

24/10/2019 15:47

23 Miriam Street, Rosanna Vic 3084



 4  2 

**Property Type:** House  
**Land Size:** 660 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
September quarter 2019: \$1,045,000

## Comparable Properties



**9 Scarborough Dr HEIDELBERG 3084 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



**45 Finlayson St ROSANNA 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,082,000  
**Method:** Private Sale  
**Date:** 28/05/2019  
**Property Type:** House  
**Land Size:** 613 sqm approx



**56 Coorie Cr ROSANNA 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,211,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

**Account -** Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.