Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2 Rossetti Court Sale VIC 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$270,000	or range between	&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$341,500	Prop	perty type House		Suburb	Sale	
Period-from	01 Apr 2020	to	31 Mar 2	2021	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	
59 Jackson Avenue Sale VIC 3850	\$217,000	16-Oct-20	
75 Jackson Avenue Sale VIC 3850	\$210,000	16-Sep-20	
29 Howard Street Sale VIC 3850	\$208,000	20-Oct-20	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 April 2021



consumer.vic.gov.au



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Notes from your agent

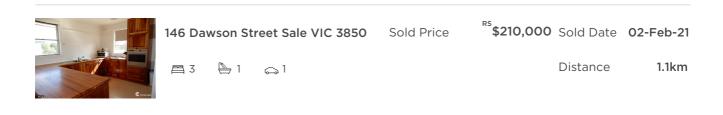
Renovated, very neat and tidy. Large Shed



Fully renovated, no shed



Notes from your agent Neat and tidy. Newish kitchen, fresh paint



RS = Recent sale UN = Undisclosed Sale

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	28 Weir Street Sale VIC 3850	Sold Price	\$240,000 Sold Date	10-Mar-21
	酉3 №1 ⇔1		Distance	1.18km
	4 Overend Crescent Sale VIC 3850	Sold Price	\$225.000 Sold Date	11-Nov-20



4 Overend Crescer	nt Sale VIC 3850	Sold Price	\$225,000	Sold Date	11-Nov-20
🖴 3 🌦 1 🚗	₉ 1			Distance	1.32km

RS = Recent sale **UN** = Undisclosed Sale

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