

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

3/24 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Single price

\$805,000

Median sale price

Median price

\$1,116,250

Property Type

House

Suburb

Rosanna

Period - From

01/07/2019

to

30/06/2020

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	1/100 Edwin St HEIDELBERG HEIGHTS 3081	\$821,750	04/05/2020
2	2/168 Rosanna Rd ROSANNA 3084	\$821,145	01/06/2020
3	3/68 Yarra St HEIDELBERG 3084	\$795,000	30/05/2020

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:

18/09/2020 10:23



3 2 2

Property Type: Townhouse (Res)

Land Size: 234 sqm approx

Agent Comments

Indicative Selling Price

\$805,000

Median House Price

Year ending June 2020: \$1,116,250

Comparable Properties



1/100 Edwin St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 2 1

Price: \$821,750

Method: Private Sale

Date: 04/05/2020

Property Type: Townhouse (Res)



2/168 Rosanna Rd ROSANNA 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$821,145

Method: Private Sale

Date: 01/06/2020

Property Type: Townhouse (Single)



3/68 Yarra St HEIDELBERG 3084 (REI/VG)

Agent Comments

3 2 1

Price: \$795,000

Method: Private Sale

Date: 30/05/2020

Property Type: Townhouse (Res)

Land Size: 126 sqm approx