

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

4/85 Hodgson Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$700,000

&

\$720,000

Median sale price

Median price \$695,000

House

Unit

X

Suburb Rosanna

Period - From 01/10/2016

to

30/09/2017

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	3/7-9 Anderson St HEIDELBERG 3084	\$701,000	28/10/2017
2	1/42 Grandview Gr ROSANNA 3084	\$695,000	03/06/2017
3	3/51 Yarra St HEIDELBERG 3084	\$678,500	26/05/2017

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.~~

4/85 Hodgson Street, Rosanna Vic 3084

Miles
EST 1924

Stewart Oldmeadow

03 9490 0537

0412 119 277

soldmeadow@milesre.com.au

Indicative Selling Price

\$700,000 - \$720,000

Median Unit Price

Year ending September 2017: \$695,000



2 2 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/7-9 Anderson St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$701,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 3

Property Type: Unit



1/42 Grandview Gr ROSANNA 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$695,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: Unit

Land Size: 252 sqm approx

3/51 Yarra St HEIDELBERG 3084 (VG)

Agent Comments

2 - -

Price: \$678,500

Method: Sale

Date: 26/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)