

# Statement of Information

## Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address 1/4 & 5 @ 28 Millicent Street, Rosanna Vic 3084  
Including suburb or locality and postcode

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Townhouse 1	\$1,050,000	Or range between		&	
Townhouse 4	\$860,000	Or range between		&	
Townhouse 5	\$835,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$872,500 Suburb or locality Rosanna  
Period - From 01/04/2023 to 31/03/2024 Source REIV

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

**A\*** These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 1			

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 4	3/1 Jellicoe St IVANHOE 3079	\$860,000	22/02/2024

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 5			

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

**OR**

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

This Statement of Information was prepared on:

19/04/2024 11:44
------------------