

# 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

7/85-87 Hodgson 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 \$980,000

&

\$1,040,000

### Median sale price

Median price \$990,000

Property Type Townhouse

Suburb Rosanna

Period - From 10/02/2021

to

09/02/2022

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 | 3/4 Banyule Rd ROSANNA 3084    | \$1,030,000 | 16/12/2021   |
| 2 | 93a Darebin St HEIDELBERG 3084 | \$1,038,000 | 10/11/2021   |
| 3 | 1/26 Arden Cr ROSANNA 3084     | \$1,022,000 | 12/10/2021   |

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:

10/02/2022 13:30