

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

197 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,060,000

Property Type House

Suburb Rosanna

Period - From 01/01/2019

to

31/12/2019

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.~~

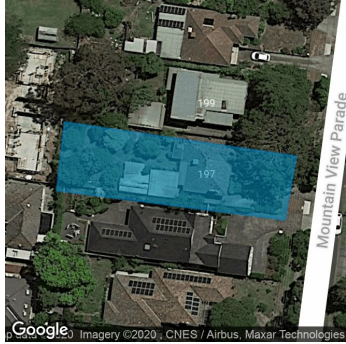
Address of comparable property		Price	Date of sale
1	51 Mountain View Pde ROSANNA 3084	\$1,096,000	09/11/2019
2			
3			

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:

20/03/2020 09:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
Year ending December 2019: \$1,060,000

Comparable Properties



51 Mountain View Pde ROSANNA 3084
(REI/VG)

Agent Comments



Price: \$1,096,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 580 sqm approx

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.