

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

2/27 Ellesmere Parade, Rosanna Vic 3084

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$679,900

Property Type

Unit

Suburb

Rosanna

Period - From

01/10/2018

to

30/09/2019

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	1/31 Cherry St MACLEOD 3085	\$785,000	18/07/2019
2	1/91 Graham Rd VIEWBANK 3084	\$780,000	18/05/2019
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:

21/10/2019 15:57



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median Unit Price

Year ending September 2019: \$679,900

Comparable Properties



1/31 Cherry St MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 18/07/2019

Rooms: 4

Property Type: Unit

Land Size: 334 sqm approx



1/91 Graham Rd VIEWBANK 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$780,000

Method: Auction Sale

Date: 18/05/2019

Property Type: House (Res)

Land Size: 566 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.