

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

5 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between

\$975,000

&

\$1,000,000

Median sale price

Median price

\$1,095,000

House

X

Suburb

Rosanna

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
36 Victoria Av ROSANNA 3084	\$1,040,000	04/03/2017
12 Coorie Cr ROSANNA 3084	\$1,036,000	13/12/2016
126 Rosanna Rd ROSANNA 3084	\$915,000	10/12/2016