

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	2/7 Darvall Street, Rosanna Vic 3084
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Indicative selling price

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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$690,000	House		Unit	X	Suburb	Rosanna
Period - From	01/04/2018	to	31/03/2019	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	4/48 Invermay Gr ROSANNA 3084	\$880,000	20/11/2018
2	2/190 Hawdon St HEIDELBERG 3084	\$785,000	20/12/2018
3	137 Grandview Gr ROSANNA 3084	\$770,000	16/03/2019

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.~~



Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 539m sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending March 2019: \$690,000

Comparable Properties



4/48 Invermay Gr ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 20/11/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 310 sqm approx



2/190 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 20/12/2018
Rooms: -
Property Type: Townhouse (Single)



137 Grandview Gr ROSANNA 3084 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 16/03/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 418 sqm approx