

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sal	ıle
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$800,000	&	\$880,000

#### Median sale price

Median price	\$690,000	Hou	ıse	Unit	Х	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.

Ad	dress 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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089

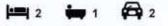
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Property Type: Strata Unit/Flat Land Size: 539m sqm approx

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)

Method: Private Sale Date: 20/11/2018 Rooms: -Property Type: Townhouse (Single)

Land Size: 310 sqm approx

Agent Comments



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

3

Price: \$880,000



Price: \$785,000 Method: Private Sale Date: 20/12/2018

Rooms: -

Property Type: Townhouse (Single)



137 Grandview Gr ROSANNA 3084 (REI)

Price: \$770,000 Method: Private Sale

Date: 16/03/2019

Rooms: -

Property Type: Townhouse (Single) Land Size: 418 sqm approx

Agent Comments

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