

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

228 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,171,000

Property Type House

Suburb Rosanna

Period - From 01/10/2020

to 31/12/2020

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	127 Grandview Gr ROSANNA 3084	\$1,160,000	22/12/2020
2	40 Dwyer St MACLEOD 3085	\$1,156,500	13/02/2021
3	58 May St MACLEOD 3085	\$1,060,000	16/12/2020

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:

01/03/2021 11:39



4 3 2

Rooms: 7
Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2020: \$1,171,000

Comparable Properties



127 Grandview Gr ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Auction Sale
Date: 22/12/2020
Property Type: House (Res)
Land Size: 832 sqm approx



40 Dwyer St MACLEOD 3085 (REI)

Agent Comments

4 2 2

Price: \$1,156,500
Method: Auction Sale
Date: 13/02/2021
Property Type: House (Res)
Land Size: 906 sqm approx



58 May St MACLEOD 3085 (REI/VG)

Agent Comments

4 1 2

Price: \$1,060,000
Method: Private Sale
Date: 16/12/2020
Property Type: House (Res)
Land Size: 734 sqm approx