

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 Rowell Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,190,000

&

\$1,230,000

Median sale price

Median price \$1,177,500

House

X

Unit

Suburb Rosanna

Period - From 01/01/2017

to

31/12/2017

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	179 Beverley Rd ROSANNA 3084	\$1,224,000	26/08/2017
2	29 Thomson Dr ROSANNA 3084	\$1,210,000	10/02/2018
3	17 Moran St VIEWBANK 3084	\$1,190,000	15/01/2018

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:
Property Type: House
Land Size: 620.562 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,230,000
Median House Price
Year ending December 2017: \$1,177,500

Comparable Properties



179 Beverley Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,224,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 609 sqm approx



29 Thomson Dr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 608 sqm approx



17 Moran St VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,190,000
Method: Sold Before Auction
Date: 15/01/2018
Rooms: 7
Property Type: House (Res)
Land Size: 557 sqm approx