

## 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

204 WAIORA ROAD ROSANNA VIC 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,200,000

&

\$2,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,215,500

Property type

House

Suburb

Rosanna

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 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

78 ERNEST JONES DRIVE MACLEOD VIC 3085	\$2,150,000	23-Dec-22
17 RADNOR STREET HEIDELBERG VIC 3084	\$2,300,000	07-Dec-22
52 TORBAY STREET MACLEOD VIC 3085	\$2,210,000	24-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 01 May 2023



**78 ERNEST JONES DRIVE  
MACLEOD VIC 3085**

 4  2  2

Sold Price <sup>RS</sup> **\$2,150,000** Sold Date **23-Dec-22**

Distance **1.6km**



**17 RADNOR STREET HEIDELBERG  
VIC 3084**

 4  3  2

Sold Price **\$2,300,000** Sold Date **07-Dec-22**

Distance **1.67km**



**52 TORBAY STREET MACLEOD VIC  
3085**

 3  3  2

Sold Price <sup>RS</sup> **\$2,210,000** Sold Date **24-Apr-23**

Distance **1.78km**

**RS** = Recent sale **UN** = Undisclosed Sale

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