

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

26 Laane Avenue, Rosanna Vic 3084

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

\$1,150,000

House

X

Unit

Suburb

Rosanna

Period - From

01/07/2017

to

30/09/2017

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	16 Jones Cr ROSANNA 3084	\$855,000	15/07/2017
2	57 Ruthven St ROSANNA 3084	\$850,000	23/09/2017
3	36 Moorwatha St MACLEOD 3085	\$831,000	28/10/2017

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.~~

26 Laane Avenue, Rosanna Vic 3084



Loretta Khoo

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3 1 1

Rooms:

Property Type: House

Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2017: \$1,150,000

Comparable Properties



16 Jones Cr ROSANNA 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$855,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 562 sqm approx



57 Ruthven St ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$850,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 9

Property Type: House (Res)

Land Size: 690 sqm approx



36 Moorwatha St MACLEOD 3085 (REI)

Agent Comments

3 1 3

Price: \$831,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 592 sqm approx