

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 23 St James Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

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	49 Beverley Rd HEIDELBERG 3084	\$1,540,000	18/11/2017
2	6 Alfreda Av ROSANNA 3084	\$1,525,000	08/12/2017
3	45 Coorie Cr ROSANNA 3084	\$1,430,000	14/10/2017

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.



3 1 2

Rooms: 5
Property Type: House
Land Size: 1040 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median House Price
Year ending December 2017: \$1,177,500

Comparable Properties



49 Beverley Rd HEIDELBERG 3084 (REI)

Agent Comments

4 2 5

Price: \$1,540,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 1051 sqm approx



6 Alfreda Av ROSANNA 3084 (REI)

Agent Comments

4 1 1

Price: \$1,525,000
Method: Private Sale
Date: 08/12/2017
Rooms: 7
Property Type: House
Land Size: 1225 sqm approx

45 Coorie Cr ROSANNA 3084 (VG)

Agent Comments

3 - -

Price: \$1,430,000
Method: Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 1035 sqm approx