

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

1/130 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$699,500

Property Type Unit

Suburb Rosanna

Period - From 27/07/2019

to

26/07/2020

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	2/78 Ferguson St MACLEOD 3085	\$800,000	20/02/2020
2	1/3 Mary Av HEIDELBERG HEIGHTS 3081	\$763,000	16/06/2020
3	2/146 Porter Rd HEIDELBERG HEIGHTS 3081	\$750,000	14/03/2020

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:

27/07/2020 14:07



3 2 2

Property Type: Townhouse (Res)

Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

27/07/2019 - 26/07/2020: \$699,500

Comparable Properties



2/78 Ferguson St MACLEOD 3085 (REI/VG)

Agent Comments

3 2 1

Price: \$800,000

Method: Private Sale

Date: 20/02/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 130 sqm approx



1/3 Mary Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$763,000

Method: Private Sale

Date: 16/06/2020

Property Type: Townhouse (Res)



2/146 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 14/03/2020

Property Type: Townhouse (Single)