

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

2/164 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/07/2021

to

30/06/2022

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	10/55-57 Broadford Cr MACLEOD 3085	\$623,000	22/09/2022
2	1/32 Lower Plenty Rd ROSANNA 3084	\$600,000	07/04/2022
3			

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:

02/10/2022 19:26



 2  1  3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$625,000

Median Unit Price

Year ending June 2022: \$900,000

Comparable Properties



10/55-57 Broadford Cr MACLEOD 3085 (REI)

Agent Comments

 2  1  1

Price: \$623,000

Method: Sold Before Auction

Date: 22/09/2022

Rooms: 3

Property Type: Unit

1/32 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: Unit

Land Size: 181 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996