

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

46 Invermay Grove, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,100,000

&

\$1,170,000

Median sale price

Median price \$1,122,500

Property Type House

Suburb Rosanna

Period - From 01/01/2020

to

31/12/2020

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	10 Rhonda St ROSANNA 3084	\$1,080,000	13/08/2020
2	17 McCrae Rd ROSANNA 3084	\$1,055,000	08/10/2020
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:

02/02/2021 17:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,170,000
Median House Price
Year ending December 2020: \$1,122,500

Comparable Properties

10 Rhonda St ROSANNA 3084 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 13/08/2020
Property Type: House (Res)
Land Size: 608 sqm approx



17 McCrae Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,055,000
Method: Private Sale
Date: 08/10/2020
Property Type: House
Land Size: 645.50 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.