Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Kathleen Street, Rosanna Vic 3084
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Indicative selling price

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

Range between \$1,050,000	&	\$1,120,000
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Median sale price

Median price	\$1,060,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	01/01/2019	to	31/12/2019	,	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

Add	dress of comparable property	Price	Date of sale
1	67 Greville Rd ROSANNA 3084	\$1,100,000	03/12/2019
2	51 Mountain View Pde ROSANNA 3084	\$1,096,000	09/11/2019
3	47 Stanton Cr ROSANNA 3084	\$1,060,000	14/09/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2020 10:17







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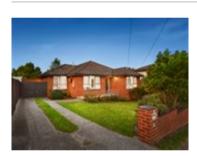
Rooms: 6

Property Type: House Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,120,000 Median House Price Year ending December 2019: \$1,060,000

Comparable Properties



67 Greville Rd ROSANNA 3084 (REI)

3



6

Price: \$1,100,000 Method: Private Sale Date: 03/12/2019 Property Type: House Land Size: 648 sqm approx Agent Comments



51 Mountain View Pde ROSANNA 3084 (REI)

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Price: \$1,096,000 **Method:** Auction Sale **Date:** 09/11/2019

Property Type: House (Res) **Land Size:** 580 sqm approx

Agent Comments



47 Stanton Cr ROSANNA 3084 (REI/VG)

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Price: \$1,060,000 **Method:** Auction Sale **Date:** 14/09/2019

Property Type: House (Res) **Land Size:** 631 sqm approx

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



