

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

4/52 Jones Crescent Rosanna VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Rosanna

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

2/44 Station Road Rosanna VIC 3084	\$633,000	03-Jun-19
3/37 Torbay Street Macleod VIC 3085	\$609,000	26-Oct-19
1/14 Arden Crescent Rosanna VIC 3084	\$600,000	21-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 29 October 2019



2/44 Station Road Rosanna VIC 3084

2 1 1

Sold Price **\$633,000** Sold Date **03-Jun-19**

Distance **1.05km**



3/37 Torbay Street Macleod VIC 3085

2 1 1

Sold Price ^{RS} **\$609,000** Sold Date **26-Oct-19**

Distance **1.66km**



1/14 Arden Crescent Rosanna VIC 3084

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **21-Sep-19**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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