

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 60a Greville Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$730,000

&

\$760,000

Median sale price

Median price \$708,500

House

Unit

X

Suburb

Rosanna

Period - From 01/01/2018

to

31/12/2018

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	9/218 Lower Plenty Rd ROSANNA 3084	\$755,000	26/11/2018
2	2/16 Alfreda Av ROSANNA 3084	\$750,000	25/10/2018
3	7/218 Lower Plenty Rd ROSANNA 3084	\$750,000	08/09/2018

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.



3 2 1

Rooms:

Property Type: Townhouse (Res)

Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$760,000

Median Unit Price

Year ending December 2018: \$708,500

Comparable Properties



9/218 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$755,000

Method: Private Sale

Date: 26/11/2018

Rooms: -

Property Type: Townhouse (Single)



2/16 Alfreda Av ROSANNA 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 25/10/2018

Rooms: -

Property Type: Townhouse (Single)



7/218 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 08/09/2018

Rooms: -

Property Type: Townhouse (Single)