

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

50 St Andrews Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$980,000 & \$1,040,000

Median sale price

Median price \$1,060,000 Property 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	Price	Date of sale
1	48 Argyle St MACLEOD 3085	\$965,500	05/10/2019
2	15 Strathallan Rd MACLEOD 3085	\$1,055,000	21/11/2019
3	67 Greville Rd ROSANNA 3084	\$1,100,000	03/12/2019

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:

24/02/2020 10:36



Property Type:
Agent Comments

Indicative Selling Price
\$980,000 - \$1,040,000
Median House Price
Year ending December 2019: \$1,060,000

Comparable Properties



48 Argyle St MACLEOD 3085 (REI)

Agent Comments



Price: \$965,500
Method: Auction Sale
Date: 05/10/2019
Rooms: 6
Property Type: House
Land Size: 760 sqm approx



15 Strathallan Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$1,055,000
Method: Sold Before Auction
Date: 21/11/2019
Property Type: House (Res)



67 Greville Rd ROSANNA 3084 (REI)

Agent Comments



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