

## 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

15 Strasbourg Road, Rosanna Vic 3084

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

#### Median sale price

Median price \$1,177,500 House X Unit Suburb Rosanna

Period - From 01/01/2017 to 31/12/2017 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 | 5 Rowell St ROSANNA 3084       | \$1,400,000 | 03/03/2018   |
| 2 | 174 Hawdon St HEIDELBERG 3084  | \$1,280,000 | 30/11/2017   |
| 3 | 29 Thomson Dr ROSANNA 3084     | \$1,210,000 | 10/02/2018   |

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.



 2    1    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending December 2017: \$1,177,500

## Comparable Properties



**5 Rowell St ROSANNA 3084 (REI)**

Agent Comments

 4    2    1

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 630 sqm approx



**174 Hawdon St HEIDELBERG 3084 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,280,000

**Method:** Sold Before Auction

**Date:** 30/11/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



**29 Thomson Dr ROSANNA 3084 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 10/02/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 608 sqm approx