

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

1/64 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Rosanna

Period - From 01/07/2020 to 30/06/2021 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	16 Lower Plenty Rd ROSANNA 3084	\$975,000	14/08/2021
2	2/44 Lower Plenty Rd ROSANNA 3084	\$975,000	22/05/2021
3			

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:

27/09/2021 14:14



3 2 2

Property Type: Townhouse

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$990,000

Median House Price

Year ending June 2021: \$1,260,000

Comparable Properties



16 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$975,000

Method: Sold Before Auction

Date: 14/08/2021

Property Type: House

Land Size: 412 sqm approx



2/44 Lower Plenty Rd ROSANNA 3084 (REI/VG) Agent Comments

3 2 2

Price: \$975,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192