

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	19 Crampton Crescent, Rosanna Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,065,000	Hou	ise X	Unit		Suburb	Rosanna
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

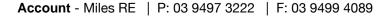
Comparable property sales (*Delete A or B below as applicable)

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 35 Thomson Dr ROSANNA 3084 \$1,160,000 27/05/2017 2 4 Finlayson St ROSANNA 3084 \$1,180,000 18/03/2017 3 17 Crampton Cr ROSANNA 3084 \$1,281,000 13/05/2017

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.







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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending June 2017: \$1,065,000

Comparable Properties



35 Thomson Dr ROSANNA 3084 (REI)

Price: \$1,160,000 Method: Auction Sale Date: 27/05/2017 Rooms: 6

Property Type: House Land Size: 613 sqm approx **Agent Comments**



4 Finlayson St ROSANNA 3084 (REI)

1 3

Price: \$1,180,000

Method: Sold Before Auction

Date: 18/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 593 sqm approx

Agent Comments



17 Crampton Cr ROSANNA 3084 (REI)

Agent Comments

Price: \$1,281,000 Method: Auction Sale Date: 13/05/2017 Rooms: 6

Property Type: House (Res) Land Size: 626 sqm approx

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





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