

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	19 Crampton Crescent, Rosanna Vic 3084
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,065,000	House	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.~~



Rooms:
Property Type:
Agent Comments

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)

Agent Comments

4 2 2

Price: \$1,160,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 6
Property Type: House
Land Size: 613 sqm approx



4 Finlayson St ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$1,180,000
Method: Sold Before Auction
Date: 18/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 593 sqm approx



17 Crampton Cr ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,281,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 626 sqm approx