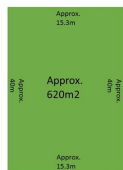


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**73 ELLESMERE PARADE, ROSANNA, VIC**

 3  1  2

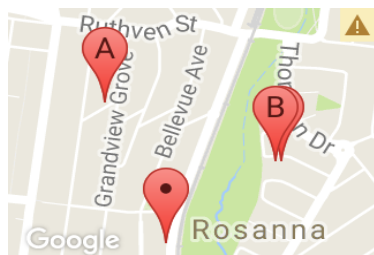
### Indicative Selling Price

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

Single Price: **\$1,137,000**

Provided by: Tom Tang, Haim Real Estate

## MEDIAN SALE PRICE



**ROSANNA, VIC, 3084**

Suburb Median Sale Price (House)

**\$1,135,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**7 LONGVIEW PDE, ROSANNA, VIC 3084**

 3  1  2

Sale Price

**Price Withheld**

Sale Date: 28/10/2017

Distance from Property: 544m



**19 CRAMPTON CRES, ROSANNA, VIC**

 4  2  2

Sale Price

**Price Withheld**

Sale Date: 02/09/2017

Distance from Property: 465m



**17 CRAMPTON CRES, ROSANNA, VIC**

 3  2  2

Sale Price

**\$1,281,000**

Sale Date: 13/05/2017

Distance from Property: 480m



This report has been compiled on 13/11/2017 by Haim Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

73 ELLESMERE PARADE, ROSANNA, VIC 3084

Indicative selling price

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

Single Price:

\$1,137,000

Median sale price

Median price

\$1,135,000

House

X

Unit


Suburb

ROSANNA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
7 LONGVIEW PDE, ROSANNA, VIC 3084	Price Withheld	28/10/2017
19 CRAMPTON CRES, ROSANNA, VIC 3084	Price Withheld	02/09/2017
17 CRAMPTON CRES, ROSANNA, VIC 3084	\$1,281,000	13/05/2017