

## 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

204 Waiora 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

\$1,800,000

&

\$1,900,000

#### Median sale price

Median price

\$1,192,500

House

X

Unit

Suburb

Rosanna

Period - From

01/04/2018

to

30/06/2018

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                              |       |              |
| 2                              |       |              |
| 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.



 4    3    2

**Rooms:** 9

**Property Type:** House

**Land Size:** 802 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

June quarter 2018: \$1,192,500

## Comparable Properties

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.