

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

62 Hillside Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$920,000

Property Type Unit

Suburb Rosanna

Period - From 01/10/2021

to 31/12/2021

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	3/35 Millicent St ROSANNA 3084	\$965,000	12/02/2022
2	4/14 Jolliffe Cr ROSANNA 3084	\$920,000	04/12/2021
3	3/22 Silk St ROSANNA 3084	\$900,000	14/02/2022

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:

21/02/2022 12:00



3 2 2

Rooms: 5
Property Type: Villa
Land Size: 313 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
December quarter 2021: \$920,000

Comparable Properties



3/35 Millicent St ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$965,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Unit
Land Size: 287 sqm approx



4/14 Jolliffe Cr ROSANNA 3084 (REI/VG)

Agent Comments

3 2 1

Price: \$920,000
Method: Private Sale
Date: 04/12/2021
Rooms: 4
Property Type: Townhouse (Res)



3/22 Silk St ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 14/02/2022
Rooms: 4
Property Type: Townhouse (Res)

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