

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

192 Waiora Road, Rosanna Vic 3084

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,177,500

House

X

Unit

Suburb Rosanna

Period - From 01/01/2017

to

31/12/2017

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	175 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,190,000	04/11/2017
2	93 Finlayson St ROSANNA 3084	\$1,150,000	12/12/2017
3	81 Bellevue Av ROSANNA 3084	\$1,136,000	23/09/2017

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: House (Res)

Land Size: 805 sqm approx

Agent Comments

Comparable Properties



175 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,190,000

Method: Sold Before Auction

Date: 04/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 929 sqm approx



93 Finlayson St ROSANNA 3084 (VG)

Agent Comments



Price: \$1,150,000

Method: Sale

Date: 12/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 908 sqm approx



81 Bellevue Av ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,136,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 841 sqm approx