

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

196 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,250,000

&

\$1,290,000

Median sale price

Median price \$905,000

House

X

Unit

Suburb Rosanna

Period - From 01/10/2018

to

31/12/2018

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	5 Greville Rd ROSANNA 3084	\$1,315,000	08/09/2018
2	157 Bellevue Av ROSANNA 3084	\$1,300,000	24/08/2018
3	104 Grandview Gr ROSANNA 3084	\$1,245,000	12/10/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 800 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,290,000

Median House Price

December quarter 2018: \$905,000

Comparable Properties

**5 Greville Rd ROSANNA 3084 (REI/VG)**

Agent Comments

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  2
  2

Price: \$1,315,000**Method:** Auction Sale**Date:** 08/09/2018**Rooms:** -**Property Type:** House (Res)**157 Bellevue Av ROSANNA 3084 (VG)**

Agent Comments

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Price: \$1,300,000**Method:** Sale**Date:** 24/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 697 sqm approx**104 Grandview Gr ROSANNA 3084 (REI)**

Agent Comments

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  2
  2

Price: \$1,245,000**Method:** Sold Before Auction**Date:** 12/10/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 822 sqm approx