

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

7 Cantala Avenue Rosanna VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Rosanna

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

65 Grandview Grove Rosanna VIC 3084	\$1,070,000	11-May-19
7 St James Road Rosanna VIC 3084	\$1,000,000	01-Aug-19

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 6 months.

This Statement of Information was prepared on: 08 October 2019



65 Grandview Grove Rosanna VIC 3084

Sold Price

\$1,070,000

Sold Date

11-May-19

 2

 1

 2

Distance

1.46km



7 St James Road Rosanna VIC 3084

Sold Price

\$1,000,000

Sold Date

01-Aug-19

 3

 1

 3

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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