

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
2 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,030,000 & \$1,060,000

Median sale price

Median price \$1,172,500 House X Unit Suburb Rosanna

Period - From 01/07/2017 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	13 Kathleen St ROSANNA 3084	\$1,055,000	30/06/2018
2	20 Manton St HEIDELBERG 3084	\$1,057,000	14/08/2018
3	19 Halifax Av HEIDELBERG 3084	\$1,070,000	02/06/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,030,000 - \$1,060,000
Median House Price
Year ending June 2018: \$1,172,500

Comparable Properties



13 Kathleen St ROSANNA 3084 (REI)

Agent Comments

3 2 4

Price: \$1,055,000
Method: Private Sale
Date: 30/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 678 sqm approx



20 Manton St HEIDELBERG 3084 (REI)

Agent Comments

3 2 1

Price: \$1,057,000
Method: Private Sale
Date: 14/08/2018
Rooms: 6
Property Type: House
Land Size: 621 sqm approx



19 Halifax Av HEIDELBERG 3084 (REI)

Agent Comments

3 2 4

Price: \$1,070,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 683 sqm approx