## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

| 90 Beverley 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 | Range between | \$900,000 | & | \$950,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

#### Median sale price

| Median price  | \$1,060,000 | Pro | perty Type | House |        | Suburb | Rosanna |
|---------------|-------------|-----|------------|-------|--------|--------|---------|
| Period - From | 01/01/2019  | to  | 31/12/2019 |       | 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

| Add | dress of comparable property  | Price     | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1   | 23 Halifax Av HEIDELBERG 3084 | \$920,000 | 03/09/2019   |
| 2   | 8 Everglade Ct VIEWBANK 3084  | \$920,000 | 24/08/2019   |
| 3   | 36 Manningham Rd BULLEEN 3105 | \$910,000 | 02/11/2019   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 28/01/2020 13:32 |
|--|------------------|







Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 586 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$950,000 **Median House Price** 

Year ending December 2019: \$1,060,000

# Comparable Properties

23 Halifax Av HEIDELBERG 3084 (REI/VG)

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**Agent Comments** 

Price: \$920,000 Method: Private Sale Date: 03/09/2019

Rooms: 5

Property Type: House (Res) Land Size: 665 sqm approx

8 Everglade Ct VIEWBANK 3084 (REI/VG)

3

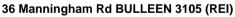






Price: \$920,000 Method: Auction Sale Date: 24/08/2019

Property Type: House (Res) Land Size: 599 sqm approx Agent Comments



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Price: \$910,000 Method: Auction Sale Date: 02/11/2019 Rooms: 6

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments

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



