

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

12 Lewellin Grove, Rosanna Vic 3084

Indicative selling price

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

Range between \$840,000

&

\$880,000

Median sale price

Median price \$960,000

Property Type House

Suburb Rosanna

Period - From 01/10/2018

to 30/09/2019

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	Price	Date of sale
1	20 Wilmot St MACLEOD 3085	\$878,000	30/05/2019
2	14 Kuranga Rd VIEWBANK 3084	\$872,000	29/06/2019
3	21 Gloucester Dr HEIDELBERG 3084	\$855,000	22/06/2019

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.~~

This Statement of Information was prepared on:

06/11/2019 12:02

12 Lewellin Grove, Rosanna Vic 3084



 3  2  2

Property Type: House (Res)
Land Size: 604.041 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$880,000
Median House Price
Year ending September 2019: \$960,000

Comparable Properties



20 Wilmot St MACLEOD 3085 (REI)

Agent Comments

 3  1  1

Price: \$878,000
Method: Private Sale
Date: 30/05/2019
Property Type: House (Res)
Land Size: 806 sqm approx



14 Kuranga Rd VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$872,000
Method: Auction Sale
Date: 29/06/2019
Property Type: House (Res)
Land Size: 585 sqm approx



21 Gloucester Dr HEIDELBERG 3084 (REI)

Agent Comments

 3  1  2

Price: \$855,000
Method: Auction Sale
Date: 22/06/2019
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.