

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

212 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,045,000 Property Type House Suburb Rosanna

Period - From 01/07/2019 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	146 Waiora Rd ROSANNA 3084	\$1,375,000	26/06/2019
2	61 Grandview Gr ROSANNA 3084	\$1,260,000	15/06/2019
3	56 Coorie Cr ROSANNA 3084	\$1,211,000	31/08/2019

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:

21/10/2019 09:31

Gordon Whale
03 9490 0548
0419 335 459
gwhale@milesre.com.au



 4  2  2

Property Type: House (Res)

Land Size: 936 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
September quarter 2019: \$1,045,000

Comparable Properties



146 Waiora Rd ROSANNA 3084 (REI)

Agent Comments

 5  3  1

Price: \$1,375,000

Method: Private Sale

Date: 26/06/2019

Property Type: House

Land Size: 804 sqm approx



61 Grandview Gr ROSANNA 3084 (REI)

Agent Comments

 3  2  3

Price: \$1,260,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House (Res)

Land Size: 822 sqm approx



56 Coorie Cr ROSANNA 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,211,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 785 sqm approx