# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale		

Address	5/46 Station Road, Rosanna Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$685,000	&	\$750,000
-------------------------	---	-----------

## Median sale price

Median price	\$776,500	Pro	perty Type U	nit		Suburb	Rosanna
Period - From	24/08/2020	to	23/08/2021	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	2/80 Lloyd St HEIDELBERG HEIGHTS 3081	\$707,000	25/03/2021
2	35 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$700,000	11/07/2021
3			

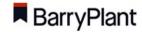
#### OR

**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:	24/08/2021 13:08



Date of sale







**Property Type:** Townhouse **Land Size:** 101 sqm approx Agent Comments

Indicative Selling Price \$685,000 - \$750,000 Median Unit Price 24/08/2020 - 23/08/2021: \$776,500

# Comparable Properties



2/80 Lloyd St HEIDELBERG HEIGHTS 3081 (REI/VG)

**-** 2 **-** 2 **-** 1

Price: \$707,000 Method: Private Sale Date: 25/03/2021

Property Type: Townhouse (Single)

**Agent Comments** 



35 Outhwaite Rd HEIDELBERG HEIGHTS 3081 Agent Comments

(VG)

📇 2 📛 - 🛱

Price: \$700,000 Method: Sale Date: 11/07/2021

Property Type: Flat/Unit/Apartment (Res)

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.

**Account** - Barry Plant | P: 03 9842 8888



