

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

5/46 Station Road, Rosanna Vic 3084

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

Property Type Unit

Suburb Rosanna

Period - From 24/08/2020

to 23/08/2021

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	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



 2  2  1

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)

Agent Comments

 2  2  1

Price: \$707,000

Method: Private Sale

Date: 25/03/2021

Property Type: Townhouse (Single)



35 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

 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