

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 128 Beverley Road, Rosanna VIC 3084

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,240,000

House

Suburb Rosanna

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
179 Beverley Road, Rosanna 3084	\$1,224,000	26/08/2017
5 Coorie Crescent, Rosanna 3084	\$1,101,000	01/07/2017
11 Maleela Grove, Rosanna 3084	\$1,051,000	19/08/2017