

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 | 204 Waiora 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 \$1,990,000 | & | \$2,189,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,125,000 | Hou | ise X | Unit | | Suburb | Rosanna |
|---------------|-------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/01/2018 | to | 31/03/2018 | | 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 96-98 Mountain View Pde ROSANNA 3084 \$2,450,000 05/04/2018 2 227 Waiora Rd HEIDELBERG HEIGHTS 3081 \$1,800,000 10/04/2018 3 11 Greville Rd ROSANNA 3084 \$1,800,000 10/03/2018

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.





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Rooms: 8

Property Type: House **Land Size:** 802 sqm approx

Agent Comments

Indicative Selling Price \$1,990,000 - \$2,189,000 Median House Price March quarter 2018: \$1,125,000

Comparable Properties



96-98 Mountain View Pde ROSANNA 3084

(REI)

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Price: \$2,450,000 **Method:** Private Sale **Date:** 05/04/2018 **Rooms:** 5

Property Type: House **Land Size:** 1644 sqm approx

Agent Comments



227 Waiora Rd HEIDELBERG HEIGHTS 3081

(VG)

-3





Price: \$1,800,000 Method: Sale Date: 10/04/2018

Rooms: -

Property Type: House (Res) **Land Size:** 1323 sqm approx

Agent Comments

Agent Comments



11 Greville Rd ROSANNA 3084 (REI)

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Price: \$1,800,000 **Method:** Private Sale **Date:** 10/03/2018

Rooms: 7

Property Type: House (Res) Land Size: 635 sqm approx

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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.

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