

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

204 Waiora Road, Rosanna Vic 3084

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

House

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.



4 3 2

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)

Agent Comments

3 1 2

Price: \$2,450,000
Method: Private Sale
Date: 05/04/2018
Rooms: 5
Property Type: House
Land Size: 1644 sqm approx



227 Waiora Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

3 - -

Price: \$1,800,000
Method: Sale
Date: 10/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 1323 sqm approx



11 Greville Rd ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 10/03/2018
Rooms: 7
Property Type: House (Res)
Land Size: 635 sqm approx