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

23 Miriam Street, Rosanna Vic 3084

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price	$1,045,000	Property Type	House	Suburb	Rosanna
Period - From	01/07/2019	to	30/09/2019	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.
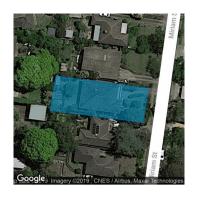
	Address of comparable property	Price	Date of sale
1	9 Scarborough Dr HEIDELBERG 3084	$1,050,000	12/10/2019
2	45 Finlayson St ROSANNA 3084	$1,082,000	28/05/2019
3	56 Coorie Cr ROSANNA 3084	$1,211,000	31/08/2019

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: 24/10/2019 15:47

CONSUMER AFFAIRS VICTORIA

23 Miriam Street, Rosanna Vic 3084

🛏 4   🛁 2   🚗

Property Type: House
Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2019: $1,045,000

Comparable Properties

9 Scarborough Dr HEIDELBERG 3084 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,050,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments

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45 Finlayson St ROSANNA 3084 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,082,000
Method: Private Sale
Date: 28/05/2019
Property Type: House
Land Size: 613 sqm approx

Agent Comments

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56 Coorie Cr ROSANNA 3084 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,211,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111