

## 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

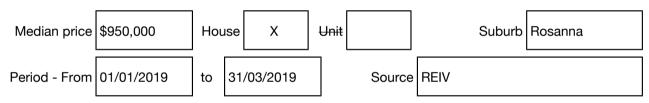
### Indicative selling price

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

Range between	\$800,000	&	\$850,000

94 Hodgson Street, Rosanna Vic 3084

#### Median sale price



#### 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	18 Beetham Pde ROSANNA 3084	\$840,000	26/06/2019
2	20 Leon Av ROSANNA 3084	\$839,000	02/04/2019
3	5 Leon Av ROSANNA 3084	\$810,000	18/04/2019

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.

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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.







Rooms: Property Type: Land Land Size: 428 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2019: \$950,000

# **Comparable Properties**

18 Beetham Pde ROSANNA 3084 (REI) 4 2 2 2 Price: \$840,000 Method: Private Sale Date: 26/06/2019 Rooms: - Property Type: House Land Size: 740 sqm approx	Agent Comments
20 Leon Av ROSANNA 3084 (REI) 3 1 1 1 Price: \$839,000 Method: Private Sale Date: 02/04/2019 Rooms: - Property Type: House Land Size: 622 sqm approx	Agent Comments
5 Leon Av ROSANNA 3084 (REI) 3 2 2 2 Price: \$810,000 Method: Private Sale Date: 18/04/2019 Rooms: - Property Type: House (Res) Land Size: 618 sqm approx	Agent Comments

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