

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

94 Hodgson Street, Rosanna Vic 3084

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$950,000

House

X

Unit

Suburb

Rosanna

Period - From

01/01/2019

to

31/03/2019

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	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.



3 1 0

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)

Agent Comments

4 2 2

Price: \$840,000
Method: Private Sale
Date: 26/06/2019
Rooms: -
Property Type: House
Land Size: 740 sqm approx



20 Leon Av ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$839,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
Property Type: House
Land Size: 622 sqm approx



5 Leon Av ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$810,000
Method: Private Sale
Date: 18/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 618 sqm approx