

## 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 77 Mountain View Parade, Rosanna Vic 3084

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

#### Median sale price

Median price \$1,192,500 House X Unit Suburb Rosanna

Period - From 01/04/2018 to 30/06/2018 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	6 Darvall St ROSANNA 3084	\$1,340,000	21/04/2018
2	14 Darvall St ROSANNA 3084	\$1,330,000	17/03/2018
3	25 Anderson St HEIDELBERG 3084	\$1,300,000	17/07/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 794.626 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
June quarter 2018: \$1,192,500

## Comparable Properties



**6 Darvall St ROSANNA 3084 (REI)**

**Agent Comments**



**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 945 sqm approx



**14 Darvall St ROSANNA 3084 (REI)**

**Agent Comments**



**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 945 sqm approx



**25 Anderson St HEIDELBERG 3084 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 17/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1040 sqm approx