

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 11/54 Beetham Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price

Median price \$695,000 House Unit X Suburb Rosanna

Period - From 01/07/2016 to 30/06/2017 Source REIV

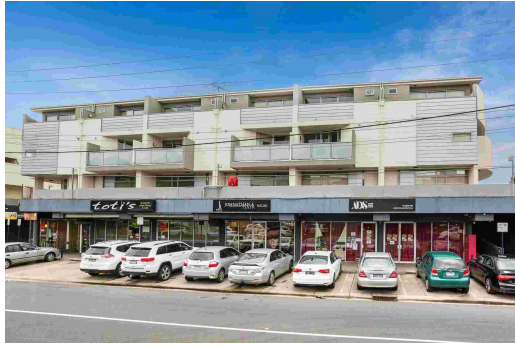
Comparable property sales (*Delete A or B below as applicable)

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	1/1 Eden St HEIDELBERG HEIGHTS 3081	\$382,000	27/03/2017
2	5/10 Maleela Gr ROSANNA 3084	\$376,000	02/09/2017
3	8/10 Maleela Gr ROSANNA 3084	\$368,000	20/04/2017

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.~~



2 2 1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 85 sqm approx

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

Year ending June 2017: \$695,000

Agent Comments

Experience an exciting lifestyle from this tri-level "Townhouse-Style Apartment" which is situated right in the midst of Rosanna Village as cafes, a thriving shopping precinct and Rosanna train station are just literally downstairs. It's the perfect starting point or investment option in a location of exceptional appeal! Set in a modern boutique block, the three-level floorplan incorporates a middle level designed for entertaining or relaxation as it features an open-plan stylish living/dining area with split system air conditioning/heating, overseen by a contemporary kitchen with stainless steel appliances including a dishwasher. Seamlessly spilling outdoors, a sun-filled balcony is designed for fabulous alfresco dining. The two bedrooms with their own ensuites reside on the remaining levels (the ground floor and upper level), allowing for complete privacy and the master bedroom boasts the advantage of a balcony, overlooking the beautiful suburb. A secure car park, a secure entrance into the building, an integrated laundry in the downstairs bedroom, built-in robes and under-the-stairs storage are additional features to this cleverly designed and spacious apartment which is also set within easy reach of Northland Shopping Centre and parklands.

No sales results recorded in the development within the last 12 months. Comparable properties that have been carefully selected are similar in size, and in Rosanna plus Heidelberg Heights location. This property is for Private Sale.

Comparable Properties

1/1 Eden St HEIDELBERG HEIGHTS 3081 (VG) Agent Comments

2 - -

Price: \$382,000

Method: Sale

Date: 27/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



5/10 Maleela Gr ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$376,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: Apartment



8/10 Maleela Gr ROSANNA 3084 (REI/VG)

Agent Comments

 2  1  1

Price: \$368,000

Method: Private Sale

Date: 20/04/2017

Rooms: 3

Property Type: Apartment
