

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

33 Rhonda Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$950,000

&

\$1,030,000

Median sale price

Median price \$1,125,000

House

X

Unit

Suburb Rosanna

Period - From 01/01/2018

to

31/03/2018

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	9 Hylton Cr ROSANNA 3084	\$1,020,000	20/03/2018
2	6 Kathleen St ROSANNA 3084	\$1,001,000	03/03/2018
3	26 Laane Av ROSANNA 3084	\$951,000	16/12/2017

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.

33 Rhonda Street, Rosanna Vic 3084



2 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median House Price
March quarter 2018: \$1,125,000

Comparable Properties



9 Hylton Cr ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,020,000
Method: Private Sale
Date: 20/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx



6 Kathleen St ROSANNA 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$1,001,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 5
Property Type: House
Land Size: 627 sqm approx



26 Laane Av ROSANNA 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$951,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 642 sqm approx