

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 1-7/1-3 Hillside Road, Rosanna VIC 3084

Indicative selling price

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

Unit type or class	Single Price
Unit 1, 3 Bed, 2 Bath, 2 Garage, Two Storey	\$1,150,000
Unit 2, 3 Bed, 2 Bath, 2 Garage, Two Storey	\$1,050,000
Unit 3, 3 Bed, 2 Bath, 2 Garage, Two Storey	\$1,100,000
Unit 4, 3 Bed, 2 Bath, 1 Garage, Single Storey	\$1,050,000
Unit 5, 3 Bed, 2 Bath, 2 Garage, Two Storey	\$1,100,000
Unit 6, 3 Bed, 2 Bath, 1 Garage, Two Storey	\$1,100,000
Unit 7, 3 Bed, 2 Bath, 1 Garage, Two Storey	\$1,100,000
Unit 8, 3 Bed, 2 Bath, 1 Garage, Two Storey	\$1,150,000

Median sale price

Median price \$695,000

Suburb Rosanna

Period - From 12/02/2017 to 12/09/2017

Source REIV

Comparable property sales

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.