

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

20 Miriam Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Rosanna

Period - From 01/10/2021 to 31/12/2021 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	37 Silk St ROSANNA 3084	\$1,232,000	27/11/2021
2	18 Christine St VIEWBANK 3084	\$1,200,000	03/12/2021
3	26 Laane Av ROSANNA 3084	\$1,188,000	09/11/2021

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.~~

This Statement of Information was prepared on:

07/02/2022 14:01



3 1 2

Rooms: 7
Property Type: House (Res)
Land Size: 634 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 December quarter 2021: \$1,455,000

Comparable Properties



37 Silk St ROSANNA 3084 (REI)

Agent Comments

2 1 2

Price: \$1,232,000
Method: Auction Sale
Date: 27/11/2021
Rooms: 4
Property Type: House (Res)
Land Size: 687 sqm approx



18 Christine St VIEWBANK 3084 (REI)

Agent Comments

4 1 2

Price: \$1,200,000
Method: Private Sale
Date: 03/12/2021
Rooms: 7
Property Type: House (Res)
Land Size: 584 sqm approx



26 Laane Av ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,188,000
Method: Private Sale
Date: 09/11/2021
Property Type: House
Land Size: 642 sqm approx

Account - Love & Co



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