

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode 1,2,3/6 Leura Avenue, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
TH 1 - 3 beds, 2 bath, 2 car		Or range between	\$1,000,000		\$1,100,000
TH 2 - 2 beds, 1 bath, 1 car		Or range between	\$800,000		\$880,000
TH 3 - 4 beds, 3 bath, 2 car		Or range between	\$1,150,000		\$1,250,000
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$866,000

Suburb Rosanna

Period - From 01/01/2021

to 31/12/2021

Source REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 1	4/75 Ellesmere Pde ROSANNA 3084	\$997,000	15/11/2021
	3/131 Ellesmere Pde ROSANNA 3084	\$1,000,000	06/10/2021
	1/64 Coorie Cr ROSANNA 3084	\$1,103,000	03/10/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 2	1/40 Station Rd ROSANNA 3084	\$740,000	09/12/2021
	3/7 Ellesmere Pde ROSANNA 3084	\$750,000	13/10/2021
	1 Golf Av ROSANNA 3084	\$880,000	02/10/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 3	4/15 Grandview Gr ROSANNA 3084	\$1,155,000	13/12/2021
	1/40 Coorie Cr ROSANNA 3084	\$1,195,000	13/12/2021
	3/40 Coorie Cr ROSANNA 3084	\$1,185,000	21/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

01/03/2022 10:16