

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 Including suburb and postcode

18 Beetham Parade, Rosanna VIC 3084

Indicative selling price

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

**SINGLE
PRICE**

\$850,000

Median sale price

**MEDIAN
PRICE**

\$950,000

HOUSE

X

SUBURB

Rosanna

**PERIOD -
FROM**

31 January 2019

TO

31st May 2019

SOURCE

REIV

Comparable property sales

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

90 Hodgson Street, Rosanna	\$901,000	27.04.2019
12 Cantala Avenue, Rosanna	\$775,000	30.03.2019
139 Bellevue Avenue, Rosanna	\$910,000	22.01.2019

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Comparable properties



\$901,000

90 Hodgson Street, Rosanna, Victoria

DATE: 27.04.2019

PROPERTY TYPE: House

 3  1
 1  706 sqm x



\$775,000

12 Cantala Avenue, Rosanna, Victoria

DATE: 30.03.2019

PROPERTY TYPE: House

 3  1
 2  711 sqm



\$910,000

139 Bellevue Avenue, Rosanna, Victoria

DATE: 22.01.2019

PROPERTY TYPE: House

 3  1
 1  838 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee