

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	4/5 Deschamp Crescent, Rowville
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Indicative selling price

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

Range between	\$700,000	&	\$760,000
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Median sale price

Median price	\$640,000	Property type	Townhouse	Suburb	Rowville
Period - From	01/01/2019	to	31/12/2019	Source	REIV

Comparable property sales

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. 2/12 Police Road ROWVILLE 3178	\$712,500	05/10/2019
2. 2/44 Willow Avenue ROWVILLE 3178	\$715,000	12/02/2020
3. 5/101 Bergins Road ROWVILLE 3178	\$750,000	15/02/2020

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 15/04/2020 16:54