

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

1/4 Lidgate Avenue, Rowville Vic 3178

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$895,500

House

X

Unit

Suburb Rowville

Period - From 01/04/2017

to

31/03/2018

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	36 Carrara Rd ROWVILLE 3178	\$731,000	16/12/2017
2	2/27 Hillview Av ROWVILLE 3178	\$715,000	14/02/2018
3	4/4-6 Saltbush Ct ROWVILLE 3178	\$690,000	30/01/2018

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.

1/4 Lidgate Avenue, Rowville Vic 3178

Chisholm & Gamon

Michelle Bolton

03 9589 3133

0408 339 717

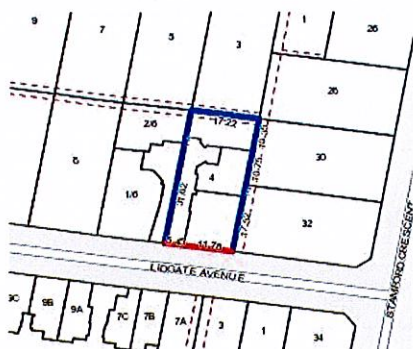
mbolton@chisholmgamon.com.au

Indicative Selling Price

\$690,000 - \$730,000

Median House Price

Year ending March 2018: \$895,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



36 Carrara Rd ROWVILLE 3178 (REI)

Agent Comments



Price: \$731,000

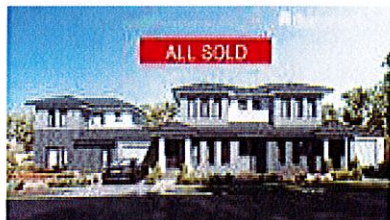
Method: Auction Sale

Date: 16/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 737 sqm approx



2/27 Hillview Av ROWVILLE 3178 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 14/02/2018

Rooms: -

Property Type: Townhouse (Single)

4/4-6 Saltbush Ct ROWVILLE 3178 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 30/01/2018

Rooms: -

Property Type: Townhouse (Res)