

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

1/39 Denver Crescent, Rowville Vic 3178

Indicative selling price

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

Range between \$670,000 & \$737,000

Median sale price

Median price \$835,000

House X

Suburb Rowville

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Leatherwood CI ROWVILLE 3178	\$730,000	25/03/2017
8 Superior Av ROWVILLE 3178	\$730,000	03/03/2017
8 Silvan Ct ROWVILLE 3178	\$720,000	23/02/2017