

STATEMENT OF INFORMATION

91 WARADGERY DRIVE, ROWVILLE, VIC 3178
PREPARED BY KENNETH OOI, KENNETH OOI, OFFICE PHONE: 430121802



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



91 WARADGERY DRIVE, ROWVILLE, VIC

4 2 2

Indicative Selling Price

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

Price Range: **\$800,000 to \$880,000**

Provided by: Kenneth Ooi, Kenneth Ooi

MEDIAN SALE PRICE



ROWVILLE, VIC, 3178

Suburb Median Sale Price (House)

\$820,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



54 LAKEVIEW AVE, ROWVILLE, VIC 3178

4 2 6

Sale Price

***\$811,888**

Sale Date: 12/09/2017

Distance from Property: 763m



88 WARADGERY DR, ROWVILLE, VIC 3178

4 2 2

Sale Price

***\$833,888**

Sale Date: 27/06/2017

Distance from Property: 52m



28 BERGINS RD, ROWVILLE, VIC 3178

4 2 3

Sale Price

***\$885,000**

Sale Date: 10/08/2017

Distance from Property: 1.7km



This report has been compiled on 01/11/2017 by Kenneth Ooi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



23 AVALON RD, ROWVILLE, VIC 3178

4 2 4

Sale Price

\$818,000

Sale Date: 20/05/2017

Distance from Property: 861m



31 CLONDARA DR, ROWVILLE, VIC 3178

3 2 1

Sale Price

***\$822,000**

Sale Date: 01/08/2017

Distance from Property: 1.2km



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

91 WARADGERY DRIVE, ROWVILLE, VIC 3178

Indicative selling price

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

Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$820,000

House

X

Unit


Suburb

ROWVILLE

Period

01 October 2016 to 30 September 2017

Source



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
54 LAKEVIEW AVE, ROWVILLE, VIC 3178	*\$811,888	12/09/2017
88 WARADGERY DR, ROWVILLE, VIC 3178	*\$833,888	27/06/2017
28 BERGINS RD, ROWVILLE, VIC 3178	*\$885,000	10/08/2017
23 AVALON RD, ROWVILLE, VIC 3178	\$818,000	20/05/2017

31 CLONDARA DR, ROWVILLE, VIC 3178	*\$822,000	01/08/2017
------------------------------------	------------	------------