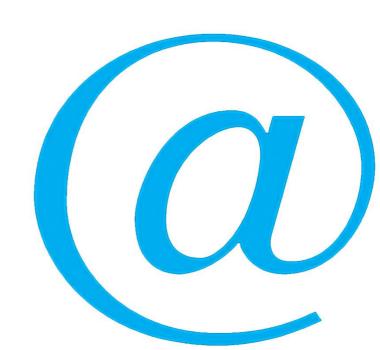
STATEMENT OF INFORMATION

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

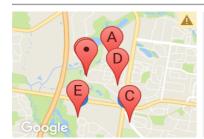
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

*\$811,888

Sale Date: 12/09/2017

Distance from Property: 763m





88 WARADGERY DR, ROWVILLE, VIC 3178







Sale Price

*\$833,888

Sale Date: 27/06/2017

Distance from Property: 52m





28 BERGINS RD, ROWVILLE, VIC 3178







Sale Price

*\$885,000

Sale Date: 10/08/2017

Distance from Property: 1.7km







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







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
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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		ricefinder

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	
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