

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

12 Fowler Road, Rowville Vic 3178

Indicative selling price

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

Single price

\$879,950

Median sale price

Median price

\$892,500

House

X

Unit

Suburb

Rowville

Period - From

01/07/2017

to

30/09/2017

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	2 Roger Ct ROWVILLE 3178	\$891,000	29/07/2017
2	28 Bergins Rd ROWVILLE 3178	\$885,000	10/08/2017
3	15 Liviana Dr ROWVILLE 3178	\$865,000	30/09/2017

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.~~

Brett Smith Janelle Gu
Brett 0430 168 788
Janelle 0432 800 031
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Indicative Selling Price
\$879,950

Median House Price
September quarter 2017: \$892,500



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 636 sqm approx
Agent Comments

Comparable Properties



2 Roger Ct ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$891,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 738 sqm approx



28 Bergins Rd ROWVILLE 3178 (REI)

Agent Comments

 4  2  3

Price: \$885,000
Method: Private Sale
Date: 10/08/2017
Rooms: -
Property Type: House
Land Size: 959 sqm approx



15 Liviana Dr ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$865,000
Method: Sold Before Auction
Date: 30/09/2017
Rooms: -
Property Type: House
Land Size: 504 sqm approx