

Statement of Information  
**Internet advertising for single residential property  
located within or outside the Melbourne metropolitan  
area**

Sections 47AF of the *Estate Agents Act 1980*

**PROPERTY OFFERED FOR SALE :  
48 BERGINS ROAD, ROWVILLE VIC 3178**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price  or range between  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House ☒ \*unit ☐ Suburb or locality   
Period - From  to  Source

**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. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 2/41 Yvette Drive, Rowville Vic 3178	\$680,000	7/11/2018
2. 5 Jackie Close, Rowville Vic 3178	\$684,000	15/12/2018
3. 1 Whipbird Court, Rowville Vic 3178	\$690,000	27/9/2018