

## 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 42 Mantung Crescent, Rowville

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price \$830,000

House

X

Suburb Rowville

Period - From 01/04/2018

to 31/03/2019

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### Comparable property sales

**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. 14 Tali Karng CI ROWVILLE 3178	\$1,010,000	04/03/2019
2. 5 Ruby CI ROWVILLE 3178	\$1,000,000	28/04/2019
3. 36 George Knox Ave ROWVILLE 3178	\$1,020,000	16/02/2019

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 19 June 2019.