

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

76 Buckingham Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$871,150 Property Type House Suburb Rowville

Period - From 01/10/2019 to 30/09/2020 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	9 Whitton Ct ROWVILLE 3178	\$910,000	08/10/2020
2	56 Quail Way ROWVILLE 3178	\$897,000	09/10/2020
3	9 St John PI ROWVILLE 3178	\$875,000	20/05/2020

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.~~

This Statement of Information was prepared on:

11/11/2020 08:57



Property Type: House (Previously Occupied - Detached)

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



9 Whitton Ct ROWVILLE 3178 (REI)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 08/10/2020

Property Type: House



56 Quail Way ROWVILLE 3178 (REI)

Agent Comments



Price: \$897,000

Method: Private Sale

Date: 09/10/2020

Property Type: House

Land Size: 700 sqm approx



9 St John Pl ROWVILLE 3178 (VG)

Agent Comments



Price: \$875,000

Method: Sale

Date: 20/05/2020

Property Type: House (Res)

Land Size: 723 sqm approx