

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 9 Monbulk Crescent Rowville VIC 3178

Indicative selling price

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

Price Range \$750,000 - \$800,000

Median sale price

Median price \$876,000

House ☒

Suburb ROWVILLE

Period - From 01/03/2018 to 30/06/2018

Source REIV – PROPERTY DATA

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
35 Sovereign Manors Crescnet ROWVILLE VIC 3178	\$805,000	01/10/2018
183 Dandelion Drive ROWVILLE VIC 3178	\$775,000	29/06/2018
8 McIntyre Close FERNTREE GULLY VIC 3156	\$770,000	19/04/2018