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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

3 Balladonia Road, Rowville

### Indicative selling price

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

Range between

\$670,000

&

\$730,000

### 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. 20 Magdalena Pl ROWVILLE 3178	\$680,000	09/04/2019
2. 7 Erskine Dr ROWVILLE 3178	\$670,000	25/03/2019
3. 29 Avalon Rd ROWVILLE 3178	\$662,000	06/02/2019

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