

# 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 62 Liviana Drive, Rowville

### Indicative selling price

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

Single price \$1,100,000

### Median sale price

Median price \$810,000

Property type House

Suburb Rowville

Period - From 01/07/2018

to

30/06/2019

Source REIV

### 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. 57 Liviana Dr ROWVILLE 3178	\$1,000,000	26/09/2019
2. 5 Ruby Ct ROWVILLE	\$1,000,000	28/04/2019
3. 7 Ian Crt ROWVILLE	\$1,035,000	16/07/2019

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

This Statement of Information was prepared on:

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