

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

7 Bianca Court, Rowville Vic 3178

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$923,500

House

X

Unit

Suburb

Rowville

Period - From

01/10/2017

to

31/12/2017

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	32 Wentworth Av ROWVILLE 3178	\$850,000	21/11/2017
2	33 Severn Cr ROWVILLE 3178	\$810,000	30/01/2018
3	30 Severn Cr ROWVILLE 3178	\$800,000	26/09/2017

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.



4 2 2

Rooms:

Property Type: House

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



32 Wentworth Av ROWVILLE 3178 (REI)

Agent Comments

4 2 2

Price: \$850,000

Method: Sold Before Auction

Date: 21/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 704 sqm approx



33 Severn Cr ROWVILLE 3178 (REI)

Agent Comments

4 2 2

Price: \$810,000

Method: Private Sale

Date: 30/01/2018

Rooms: 5

Property Type: House

Land Size: 661 sqm approx



30 Severn Cr ROWVILLE 3178 (REI)

Agent Comments

4 2 2

Price: \$800,000

Method: Private Sale

Date: 26/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 671 sqm approx