

Dylan Hare 8720 6333 0431 630 741 dylan.hare@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	for sale					
Addı Including suburb postc	and	7 Bianca Court, Rowville Vic 3178				
Indicative selling	j price					
For the meaning of	this price see	consumer.vic.gov.au	underquoting			
Range between	\$780,000	&	\$850,000			
Median sale price	e					
Median price \$9	23,500	House X	Jnit	Suburb Rowville		
Period - From 01/	/10/2017	to 31/12/2017	Source REI	V		

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.

Add	dress 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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





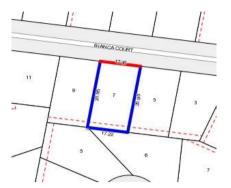
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Indicative Selling Price \$780,000 - \$850,000 **Median House Price**

December quarter 2017: \$923,500



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Rooms:

Property Type: House Land Size: 624 sqm approx

Agent Comments

Comparable Properties



32 Wentworth Av ROWVILLE 3178 (REI)





Price: \$850,000

Method: Sold Before Auction

Date: 21/11/2017

Rooms: -

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments



33 Severn Cr ROWVILLE 3178 (REI)







Price: \$810,000 Method: Private Sale Date: 30/01/2018

Rooms: 5

Property Type: House Land Size: 661 sqm approx **Agent Comments**



30 Severn Cr ROWVILLE 3178 (REI)





Price: \$800,000 Method: Private Sale Date: 26/09/2017

Rooms: -

Property Type: House (Res) Land Size: 671 sqm approx

Agent Comments

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