

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 DON EVA COURT, ROWVILLE, VIC 3178

 6  3  2

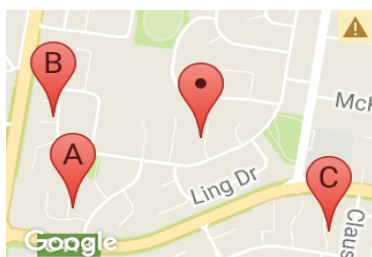
Indicative Selling Price

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

Single Price: **\$1,200,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



ROWVILLE, VIC, 3178

Suburb Median Sale Price (House)

\$880,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



11 SWARAN CL, ROWVILLE, VIC 3178

 4  2  2

Sale Price

***\$1,251,125**

Sale Date: 26/03/2018

Distance from Property: 486m



8 SOKLENG CL, ROWVILLE, VIC 3178

 6  3  2

Sale Price

***\$1,055,000**

Sale Date: 05/05/2018

Distance from Property: 487m



6 HAPPY VALLEY CRT, ROWVILLE, VIC 3178

 4  3  2

Sale Price

***\$1,000,200**

Sale Date: 29/01/2018

Distance from Property: 534m



This report has been compiled on 18/05/2018 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

5 DON EVA COURT, ROWVILLE, VIC 3178

Indicative selling price

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

Single Price:

\$1,200,000

Median sale price

Median price

\$880,000

House

X

Unit

Suburb

ROWVILLE

Period

01 October 2017 to 31 March 2018

Source



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
11 SWARAN CL, ROWVILLE, VIC 3178	*\$1,251,125	26/03/2018
8 SOKLENG CL, ROWVILLE, VIC 3178	*\$1,055,000	05/05/2018
6 HAPPY VALLEY CRT, ROWVILLE, VIC 3178	*\$1,000,200	29/01/2018