

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 4 Fuji Mews, Rowville

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$895,500 *House X Suburb Rowville
Period - From 01/04/2017 to 31/03/2018 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. 28 Delfin Court ROWVILLE 3178	\$861,000	03/03/2018
2. 13 Reece Court ROWVILLE 3178	\$835,000	27/03.2018
3. 15 Murray Crescent ROWVILLE 3178	\$807,500	14/02/2018