

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

10 Fourth Avenue, Rowville Vic 3178

Indicative selling price

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

Range between \$720,000

&

\$790,000

Median sale price

Median price \$890,000

House

X

Unit

Suburb Rowville

Period - From 01/01/2018

to

31/03/2018

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		
2		
3		

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 (Res)

Land Size: 816 sqm approx

Agent Comments

Comparable Properties



13 Clondara Dr ROWVILLE 3178 (REI)

Agent Comments

4 2 2

Price: \$790,500

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 656 sqm approx



2/33 Deschamp Cr ROWVILLE 3178 (REI)

Agent Comments

4 2 2

Price: \$777,000

Method: Private Sale

Date: 08/12/2017

Rooms: 5

Property Type: House

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.