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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 42 Erie Avenue, Rowville

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$780,000

### Median sale price

Median price \$880,000 House X Suburb Rowville

Period - From 01/07/2017 to 30/06/2018

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. 27 Severn Crescent ROWVILLE 3178	\$780,000	06/08/2018
2. 9 Oakdene Court ROWVILLE 3178	\$780,000	04/08/2018
3. 1 The Fairway ROWVILLE 3178	\$754,000	28/05/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 31 October 2018.