

# 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 88 Waradgery Drive Rowville, VIC, 3178

### Indicative selling price

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

range between \$799,000 & \$869,000

### Median sale price

Median price \$781,000 \*House ☒ Suburb Rowville, Victoria 3178  
Period - From Dec 2016 to May 2017 Source Core Logic

### 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 82 Waradgery Drive Rowville VIC 3178	\$850,000	08-Mar-17
2 1 Lodge Close Rowville VIC 3178	\$845,000	21-Jan-17
3 52 Deschamp Crescent Rowville VIC 3178	\$805,000	18-May-17



O'Brien Real Estate