

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

7 Malmsbury Crescent, Rowville Vic 3178

Indicative selling price

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

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Rowville

Period - From

01/04/2020

to

31/03/2021

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 Ravenscourt CI ROWVILLE 3178	\$1,035,000	02/12/2020
2	20 Severn Cr ROWVILLE 3178	\$880,000	02/01/2021
3	16 Lansell Ct ROWVILLE 3178	\$695,000	12/01/2021

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.~~

This Statement of Information was prepared on:

14/05/2021 10:06



Property Type:
Divorce/Estate/Family Transfers
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median House Price
Year ending March 2021: \$880,000

Comparable Properties

2 Ravenscourt CI ROWVILLE 3178 (VG)

Agent Comments



Price: \$1,035,000
Method: Sale
Date: 02/12/2020
Property Type: House (Res)
Land Size: 626 sqm approx



20 Severn Cr ROWVILLE 3178 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 02/01/2021
Property Type: House (Res)
Land Size: 716 sqm approx



16 Lansell Ct ROWVILLE 3178 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 12/01/2021
Property Type: House
Land Size: 684 sqm approx