

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 Celestial Court, Rowville Vic 3178

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$860,000

House

X

Unit

Suburb

Rowville

Period - From

01/10/2016

to

30/09/2017

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 | 76 Eildon Pde ROWVILLE 3178 | \$760,000 | 16/09/2017 |
| 2 | 217 Dandelion Dr ROWVILLE 3178 | \$725,000 | 09/09/2017 |
| 3 | 177 Dandelion Dr ROWVILLE 3178 | \$715,000 | 16/09/2017 |

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.

Daniel Cripps

9801 4777

0418 517 480

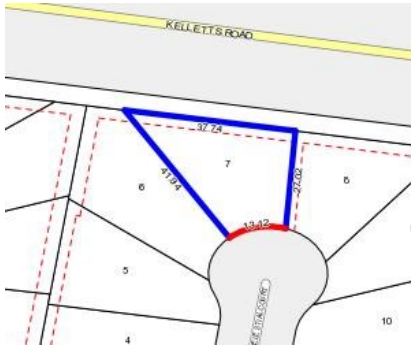
dcripps@barryplant.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending September 2017: \$860,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



76 Eildon Pde ROWVILLE 3178 (REI)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 675 sqm approx



217 Dandelion Dr ROWVILLE 3178 (REI)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 704 sqm approx



177 Dandelion Dr ROWVILLE 3178 (REI)

Agent Comments



Price: \$715,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 709 sqm approx