

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 3 SOVEREIGN MANORS CRESCENT, Rowville, VIC 3178

Indicative selling price

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

Price Range \$700,000 & \$750,000

Median sale price

Median price \$827,000 Property Type House Suburb Rowville (3178)
Period - From 01/02/2019 to 31/01/2020 Source corelogic

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
76 SOVEREIGN MANORS CRESCENT, ROWVILLE VIC 3178	\$732,000	26/10/2019
13 SOVEREIGN MANORS CRESCENT, ROWVILLE VIC 3178	\$720,000	18/11/2019
45 SOVEREIGN MANORS CRESCENT, ROWVILLE VIC 3178	\$761,000	13/10/2019

This Statement of Information was prepared on: 26/02/2020