

# 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	4 Treboryn Court, Rowville Vic 3178
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### Indicative selling price

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

Range between	\$930,000	&	\$995,000
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### Median sale price

Median price	\$926,250	Property Type	House	Suburb	Rowville
Period - From	01/01/2021	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	21 Tara Cl ROWVILLE 3178	\$1,000,000	07/07/2021
2	3 Shady Gr ROWVILLE 3178	\$930,000	27/02/2021
3	3 Bailey James Ct ROWVILLE 3178	\$1,000,000	12/02/2021

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:	15/07/2021 15:21
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