

## 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

42 Cromwell 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 \$1,050,000

&amp;

\$1,150,000

## Median sale price

Median price \$923,500

House

X

Unit

Suburb Rowville

Period - From 01/10/2017

to

31/12/2017

Source REIV

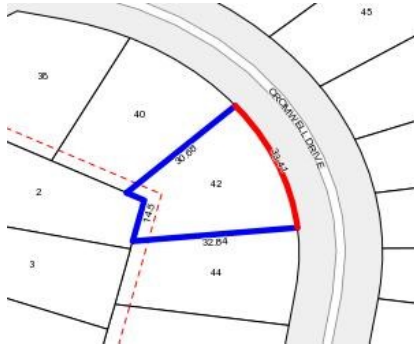
## Comparable property sales (\*Delete A or B below as applicable)

- 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	20 Whipbird Ct ROWVILLE 3178	\$1,200,000	24/03/2018
2	4 Hodges Ct ROWVILLE 3178	\$1,131,000	18/11/2017
3	49 Buckingham Dr ROWVILLE 3178	\$1,050,000	30/10/2017

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.



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 695.191 sqm approx

**Agent Comments**

## Comparable Properties

**20 Whipbird Ct ROWVILLE 3178 (REI)**

**Agent Comments**

 6  3  4

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** House



**4 Hodges Ct ROWVILLE 3178 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,131,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**49 Buckingham Dr ROWVILLE 3178 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 30/10/2017

**Rooms:** -

**Property Type:** House (Res)