

### 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	2/13 Jamieson Avenue, Rowville Vic 3178
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$650,000	&	\$690,000
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#### Median sale price

Median price	\$598,750	Hou	se	Unit	Х	Suburb	Rowville
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

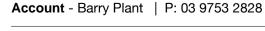
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2/41 Yvette Dr ROWVILLE 3178	\$680,000	07/11/2018
2	215/15 Fulham Rd ROWVILLE 3178	\$675,000	17/01/2019
3	57 Bellfield Dr LYSTERFIELD 3156	\$650,000	04/02/2019

#### 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.







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