

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 4 Carrara Rd ROWVILLE VIC 3178

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$855,000 Property type House Suburb Rowville
Period - From 01/04/2019 to 31/03/2020 Source REIV

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
1. 16 Wentworth Ave ROWVILLE VIC 3178	\$652,500	16/01/2020
2. 4 Canter St ROWVILLE VIC 3178	\$685,000	16/05/2020
3. 1 Weeks CI ROWVILLE VIC 3178	\$640,000	07/05/2020

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 01/06/2020 11:13