

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 20 Shearer Drive, Rowville

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$895,500

*House X

Suburb Rowville

Period - From 01/04/2017 to 31/03/2018

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

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. 21 Jackie Close, Rowville	\$910,000	06/12/2017
2. 12 Fowler Road, Rowville	\$876,000	28/11/2017
3. 30 Westminster Drive, Rowville	\$930,000	03/02/2018