

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 2/1362 Stud Road, Rowville

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$596,500 Property type Unit Suburb Rowville

Period - From 01/10/2018 to 30/09/2019 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. 15/1114-1116 Stud Rd ROWVILLE 3178 | \$520,000 | 01/09/2019 |
| 2. 3/1114-1116 Stud Rd ROWVILLE 3178 | \$500,000 | 22/09/2019 |
| 3. 5/1114-1116 Stud Rd ROWVILLE 3178 | \$540,000 | 03/09/2019 |

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

This Statement of Information was prepared on: 04/12/2019 16:00