

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

13 Mitta Close, Rowville Vic 3178

Indicative selling price

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

Range between \$740,000 & \$770,000

Median sale price

Median price \$830,000 House X Unit Suburb Rowville

Period - From 01/04/2018 to 31/03/2019 Source REIV

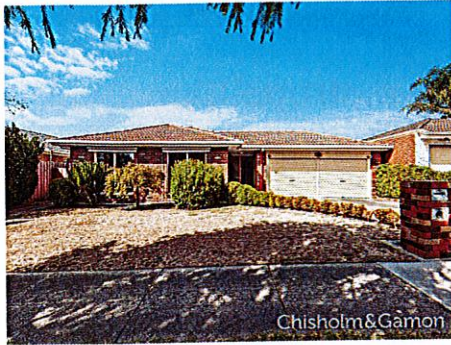
Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1 10 Lansell Ct ROWVILLE 3178	\$777,000	21/01/2019
2 5 Lansell Ct ROWVILLE 3178	\$760,000	10/02/2019
3 42 Erie Av ROWVILLE 3178	\$740,000	28/12/2018

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 bedrooms - 1 car

Rooms:

Property Type: House

Land Size: 676.88 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$770,000

Median House Price

Year ending March 2019: \$830,000

Comparable Properties



10 Lansell Ct ROWVILLE 3178 (REI)

Agent Comments

4 bedrooms - 2 bathrooms - 1 car

Price: \$777,000

Method: Private Sale

Date: 21/01/2019

Rooms: 5

Property Type: House

Land Size: 833 sqm approx



5 Lansell Ct ROWVILLE 3178 (REI)

Agent Comments

3 bedrooms - 2 bathrooms - 2 cars

Price: \$760,000

Method: Private Sale

Date: 10/02/2019

Rooms: -

Property Type: House



42 Erie Av ROWVILLE 3178 (REI)

Agent Comments

5 bedrooms - 2 bathrooms - 2 cars

Price: \$740,000

Method: Private Sale

Date: 28/12/2018

Rooms: 8

Property Type: House

Land Size: 634 sqm approx