

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

10 Sheridan Avenue, Rowville Vic 3178

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$835,000

House X

Suburb Rowville

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

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Lodge CI ROWVILLE 3178	\$845,000	23/01/2017
4 Braeburn Pde ROWVILLE 3178	\$843,000	26/02/2017
3 Helena Ct ROWVILLE 3178	\$820,500	09/05/2017