

# 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 3/5 Deschamp Crescent, Rowville VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$620,000 Property type Townhouse Suburb Rowville  
Period - From 01/04/2020 to 31/03/2021 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. 4/1114 Stud Road, Rowville VIC 3156	\$550,000	25/02/2021
2. 2/20 Denver Crescent, Rowville VIC 3156	\$540,000	18/02/2021
3. 1/1114 Stud Road, Rowville VIC 3156	\$548,888	28/01/2021

~~**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.~~

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

This Statement of Information was prepared on: 10/06/2021 12:11