Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

r sale				
dress b and 9 ELAINE PLACE, ROWVILLE VIC 3178 tcode				
rice				
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)				
\$*	or range between	\$*890,000	&	\$965,000
Median sale price				
(*Delete house or unit as applicable)				
\$923,500 *House X *Unit Suburb ROWVILLE			Е	
01/10/17 to 31/12/17 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.				
property			Price	Date of sale
1 51 DANDELION DRIVE, ROWVILLE 3178			\$956,000	16/1217
2 255 KAROO ROAD, ROWVILLE 3178			\$917,000	10/12/17
3 21 KILCUNDA DRIVE, ROWVILLE 3178			\$911,000	21/11/17
	9 ELAINE PLACE, R rice rice see consumer.vic \$* applicable) \$923,500 *He 01/10/17 to 3 rty sales (*Delete ree properties sold w agent's representative property YE, ROWVILLE 3178 ROWVILLE 3178	rice rice see consumer.vic.gov.au/underquoti \$* or range between applicable) \$923,500 *House X *Unit 01/10/17 to 31/12/17 rty sales (*Delete A or B below a gree properties sold within two kilometres agent's representative considers to be most approperty E, ROWVILLE 3178 ROWVILLE 3178	Pice rice rice see consumer.vic.gov.au/underquoting (*Delete single \$** or range between \$*890,000 applicable) \$923,500 *House X *Unit Survey Sur	price rice rice see consumer.vic.gov.au/underquoting (*Delete single price or range a s* or range between \$*890,000 & applicable) \$923,500 *House X *Unit Suburb ROWVILL 01/10/17 to 31/12/17 Source REIV rty sales (*Delete A or B below as applicable) ree properties sold within two kilometres of the property for sale in the last agent's representative considers to be most comparable to the property for property Price ROWVILLE 3178 \$956,000 ROWVILLE 3178 \$917,000

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.