

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

2/8 Denver Crescent, Rowville Vic 3178

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Rowville

Period - From

01/07/2018

to

30/06/2019

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	107 Taylors La ROWVILLE 3178	\$700,000	17/03/2019
2	135 Waradgery Dr ROWVILLE 3178	\$693,000	27/03/2019
3	9/9-10 Luton Ct ROWVILLE 3178	\$640,000	23/01/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 16:02



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$695,000
Median Unit Price
Year ending June 2019: \$570,000

Comparable Properties



107 Taylors La ROWVILLE 3178 (REI/VG)

Agent Comments

 3  2  2

Price: \$700,000
Method: Private Sale
Date: 17/03/2019
Property Type: House
Land Size: 839 sqm approx



135 Waradgery Dr ROWVILLE 3178 (REI/VG)

Agent Comments

 3  2  2

Price: \$693,000
Method: Private Sale
Date: 27/03/2019
Rooms: 5
Property Type: House
Land Size: 628 sqm approx



9/9-10 Luton Ct ROWVILLE 3178 (REI/VG)

Agent Comments

 3  2  2

Price: \$640,000
Method: Private Sale
Date: 23/01/2019
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 166 sqm approx