## 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	2/8 Denver Crescent, Rowville Vic 3178
Including suburb and	
postcode	

## 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	Pro	perty Type Ur	it		Suburb	Rowville
Period - From	01/07/2018	to	30/06/2019	So	ource	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

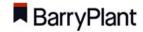
Add	dress of comparable property	Price	Date of sale
1	107 Taylors La ROWVILLE 3178	\$700,000	17/03/2019
2	135 Waradgery Dr ROWVILLE 3178	\$693,000	27/03/2019
3	9/9-10 Luton Ct ROWVILLE 3178	\$640,000	23/01/2019

### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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



135 Waradgery Dr ROWVILLE 3178 (REI/VG)



Price: \$693,000 Method: Private Sale Date: 27/03/2019

Rooms: 5

Property Type: House Land Size: 628 sqm approx Agent Comments



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

Price: \$640,000 Method: Private Sale Date: 23/01/2019

Rooms: 4

Property Type: Townhouse (Single) Land Size: 166 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9753 2828



