

## 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	20 Perri-raso Rise, Rowville Vic 3178
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#### Indicative selling price

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

Single price	\$879,000
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#### Median sale price

Median price	\$869,100	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Rowville
Period - From	01/04/2017	to	30/06/2017	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	10 Virgilia Ct ROWVILLE 3178	\$861,000	22/04/2017
2	1 Lodge CI ROWVILLE 3178	\$845,000	23/01/2017
3	23 Shearer Dr ROWVILLE 3178	\$835,000	12/01/2017

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.



4   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 510 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$879,000

**Median House Price**  
June quarter 2017: \$869,100

## Comparable Properties

10 Virgilia Ct ROWVILLE 3178 (REI)

Agent Comments

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**Price:** \$861,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 763 sqm approx



1 Lodge Cl ROWVILLE 3178 (REI)

Agent Comments

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**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 23/01/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx



23 Shearer Dr ROWVILLE 3178 (REI)

Agent Comments

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**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 12/01/2017  
**Rooms:** 6  
**Property Type:** House