

## 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 28 Bergins Road, 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 \$850,000 & \$935,000

#### Median sale price

Median price \$835,000 House X Suburb Rowville

Period - From 01/01/2017 to 31/03/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
13 Shearer Dr ROWVILLE 3178	\$934,000	22/05/2017
12 Sheridan Av ROWVILLE 3178	\$917,500	30/05/2017
44 Liberty Av ROWVILLE 3178	\$880,000	16/02/2017