

## 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 30 Severn Crescent, 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 \$750,000 & \$825,000

#### Median sale price

Median price \$869,100 House X Unit 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	256 Dandelion Dr ROWVILLE 3178	\$825,000	17/06/2017
2	22 Cooper Rd ROWVILLE 3178	\$818,000	10/07/2017
3	134 Murrindal Dr ROWVILLE 3178	\$770,000	01/06/2017

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.