

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

80 Sovereign Manors Crescent, Rowville

### Indicative selling price

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

Range between \$\*570,000 & \$595,000

### Median sale price

Median price \$827,500 \*House  Suburb Rowville

Period - From 1/5/2018 to 30/4/2019 Source realestate.com.au

### Comparable property sales

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 – 16 Parklane Way, Rowville	\$620,000	11/2/2019
2 – 181 Dandelion Drive, Rowville	\$630,000	27/4/2019
3 – 12 Sanctuary Crescent, Rowville	\$725,000	18/12/2018

Date: 11/6/2019