

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

76 Taylors Lane, Rowville

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$*660,000 & \$726,000

Median sale price

Median price \$807,500

*House

Suburb Rowville

Period - From 30/7/2018 to 29/7/2019

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 – 9 Wartook Way, Rowville	\$660,000	27/4/2019
2 – 3 Darling Court, Rowville	\$715,000	26/3/2019
3 – 7 Erskine Drive, Rowville	\$670,000	27/2/2019

Date: 8/8/2019