



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**65 Timbertop Drive,  
ROWVILLE 3178**

House



5 beds



3 baths



3 parking

### Indicative selling price

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

**Range \$1,250,000 - \$1,350,000**

### Median sale price

Median **House** for **ROWVILLE** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$850,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**14 GEORGE KNOX DR,**  
ROWVILLE, 3178

Price **\$1,280,000** Sold 02  
November 2019

**10 TIRHATUAN DR,**  
ROWVILLE, 3178

Price **\$1,250,000** Sold 04  
November 2019

**4 KAT OOMBA DR,**  
MULGRAVE, 3170

Price **\$1,240,000** Sold 12  
October 2019

This Statement of Information was prepared on 4th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### LLC Real Estate

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#### Contact agents



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**LLC**  
Real Estate