

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 1/42 Taylors Lane, Rowville

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$690,000 Unit X Suburb Rowville
Period - From 01/10/2017 to 30/09/2018 Source [REIV propertydata.com.au](http://REIV.propertydata.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. 8/51 Avalon Rd ROWVILLE 3178	\$593,500	26/06/2018
2. 13A Lidgate Ave ROWVILLE 3178	\$577,500	20/10/2018
3. 1/40 Bergins Rd ROWVILLE 3178	\$610,000	06/09/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 21 November 2018.