

Statement of Information

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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
136 Murrindal Drive, Rowville Vic 3178

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$750,000

Median sale price

Median price \$875,500 House X Unit Suburb Rowville

Period - From 01/04/2018 to 30/06/2018 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 | 26 Tamboon Dr ROWVILLE 3178 | \$748,000 | 25/07/2018 |
| 2 | 18 Jamieson Av ROWVILLE 3178 | \$733,000 | 31/05/2018 |
| 3 | 18 Willow Av ROWVILLE 3178 | \$715,000 | 21/08/2018 |

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.

136 Murrindal Drive, Rowville Vic 3178

Michael Scudds

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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

June quarter 2018: \$875,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 727 sqm approx

[Agent Comments](#)

Comparable Properties



26 Tamboon Dr ROWVILLE 3178 (REI)

[Agent Comments](#)



Price: \$748,000

Method: Private Sale

Date: 25/07/2018

Rooms: -

Property Type: House

Land Size: 691 sqm approx



18 Jamieson Av ROWVILLE 3178 (REI/VG)

[Agent Comments](#)



Price: \$733,000

Method: Private Sale

Date: 31/05/2018

Rooms: 6

Property Type: House

Land Size: 671 sqm approx



18 Willow Av ROWVILLE 3178 (REI)

[Agent Comments](#)



Price: \$715,000

Method: Private Sale

Date: 21/08/2018

Rooms: -

Property Type: House