

Statement of Information

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 287 Karoo Road, Rowville Vic 3178

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$835,000

House X

Suburb Rowville

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
256 Dandelion Dr ROWVILLE 3178	\$825,000	17/06/2017
30 Laanecoorie Dr LYSTERFIELD 3156	\$777,400	14/06/2017
134 Murrindal Dr ROWVILLE 3178	\$770,000	01/06/2017