

## 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

11 Baringa Court, Rowville Vic 3178

#### Indicative selling price

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

Single price \$988,000

#### Median sale price

Median price \$640,000

House

Unit

X

Suburb

Rowville

Period - From 01/10/2016

to

30/09/2017

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	10 Sovereign Crest Blvd ROWVILLE 3178	\$1,020,000	19/09/2017
2	35 Rathgar Rd Lysterfield 3156	\$995,000	01/10/2017
3	8 Maybury Ct ROWVILLE 3178	\$988,888	19/09/2017

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.

**Rooms:****Property Type:** House (Res)

Agent Comments

Making an outstanding lifestyle statement, this luxurious residence delivers executive family living and entertaining in a peaceful court setting. Unrivalled contemporary quality lavishes an expansive dual-zoned interior, with a Lounge and Dining domain flowing effortlessly to a Provincial inspired stone Kitchen and vast Family/Meals area. To the rear, a stunning enclosed alfresco equipped with dishwasher, sink, wood heater and good-sized private garden, creates a marvellous backdrop for outdoor entertaining. 4 upper-level robed Bedrooms (main with ensuite/WIR) are complemented by a stylish bathroom, study, ducted heating, evaporative cooling, split system AC, powder room, shed and double garage. Conveniently located, close to Rowville Lakes, Wellington Village & Stud Park Shopping Centres, medical centres, freeways and schools.

## Comparable Properties

**10 Sovereign Crest Blvd ROWVILLE 3178 (VG)**

Agent Comments



Smaller land, original home, but offer more accommodation.

**Price:** \$1,020,000**Method:** Sale**Date:** 19/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 676 sqm approx**35 Rathgar Rd Lysterfield 3156 (REI)**

Agent Comments



Smaller land with original home but offer extra bedroom.

**Price:** \$995,000**Method:** Private Sale**Date:** 01/10/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 722 sqm approx**8 Maybury Ct ROWVILLE 3178 (REI/VG)**

Agent Comments



Smaller land, original home but offer much more living areas.

**Price:** \$988,888**Method:** Private Sale**Date:** 19/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 833 sqm approx