

### 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

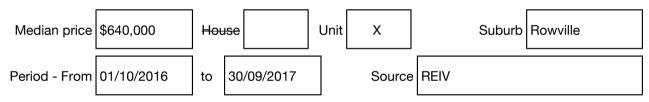
5 11 Baringa Court, Rowville Vic 3178

#### Indicative selling price

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

Single price \$988,000

#### Median sale price



#### 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.

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Wilson Shi 03 8849 8088 0420 481 226



Rooms: Property Type: House (Res) Agent Comments wilsonshi@jelliscraig.com.au Indicative Selling Price \$988,000

\$988,000 **Median Unit Price** Year ending September 2017: \$640,000

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) 5	Agent Comments Smaller land, original home , but offer more accommodation.
RenyPlant	35 Rathgar Rd LYSTERFIELD 3156 (REI) 5 2 2 2 Price: \$995,000 Method: Private Sale Date: 01/10/2017 Rooms: 7 Property Type: House (Res) Land Size: 722 sqm approx	Agent Comments Smaller land with original home but offer extra bedroom.
BerryPart	8 Maybury Ct ROWVILLE 3178 (REI/VG) 4 2 2 2 Price: \$988,888 Method: Private Sale Date: 19/09/2017 Rooms: - Property Type: House (Res) Land Size: 833 sqm approx	Agent Comments Smaller land , original home but offer much more living areas.

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REIV 🗧 🗧 property data

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