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: 55 Dandelion Drive Rowville

Indicative selling price

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

*Single price: $ | or *range between: $780,000 & $830,000

Median sale price

Median price: $908,750 | House: x | Suburb: Rowville

Period - From: 1st Feb 2017 to: 12th Feb 2018 | Source: CoreLogic RP DATA

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 33 Severn Crescent Rowville, VIC, 3178	$810,000	30 Jan 2018
2 23 Taylors Lane Rowville, Vic, 3178	$800,000	21 Oct 2017
3 5 Bark Avenue Rowville, VIC, 3178	$824,000	28 Sept 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.

Property data source: CoreLogic RP Data. Generated on 20th February 2018 .