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	3 Timbertop Drive Rowville VIC 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price		or range between	$780,000	& $858,000

Median sale price

(*Delete house or unit as applicable)

Median price	$870,100	*House	x	*Unit		Suburb	
Period - From	1/09/2017	to	30/08/18			Source	CoreLogic

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. 114 Liberty Avenue Rowville VIC	$825,000	29/05/2018
2. 2 Salerno Way Rowville VIC 3178	$795,000	15/08/2018
3. 1 Gilda Court Rowville VIC 3178	$830,000	20/05/2018

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.~~

Property data source: CoreLogic. Generated on 5th September 2018