

## 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 3/41 Stamford Crescent, Rowville Vic 3178 Including suburb and postcode

### Indicative selling price

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

Range betweer	n \$350,000			&	\$385,000		
Median sale price							
Median price	\$645,000	ι	Unit	х	Sul	burb	Rowville
Period - From	01/01/2017	to S	31/03/2017		Source	Source REIV	

#### **Comparable property sales**

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.

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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.