

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

6 PRIMULA COURT 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,600

Property type

House

Suburb

Rowville

Period-from

01 Jul 2023

to

30 Jun 2024

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 6 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

9 LANCOM RISE ROWVILLE VIC 3178	\$1,155,000	08-May-24
4 ADA STREET ROWVILLE VIC 3178	\$1,130,000	20-Jul-24
17 HINDMARSH STREET ROWVILLE VIC 3178	\$1,110,000	20-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 31 July 2024