

# 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

84 Dandelion Drive, Rowville Vic 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$990,000

&

\$1,089,000

### Median sale price

Median price \$1,176,500

Property Type House

Suburb Rowville

Period - From 01/07/2023

to 30/09/2023

Source REIV

### 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 | 9 Macgregor Ct ROWVILLE 3178   | \$1,086,000 | 18/11/2023   |
| 2 | 2 Bexsarm Cr ROWVILLE 3178     | \$1,051,000 | 28/09/2023   |
| 3 | 14 Ontario Pl ROWVILLE 3178    | \$1,020,000 | 04/10/2023   |

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.~~

This Statement of Information was prepared on:

23/11/2023 16:05