

## 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

9 Pennycross Court Rowville VIC 3178

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,800

Property type

House

Suburb

Rowville

Period-from

01 Jul 2019

to

30 Jun 2020

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

7 Kavanagh Court Rowville VIC 3178	\$740,000	23-Jan-20
20 Sheridan Avenue Rowville VIC 3178	\$795,000	25-Mar-20
25 Metcalf Crescent Rowville VIC 3178	\$700,000	14-Apr-20

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: 02 July 2020



## 7 Kavanagh Court Rowville VIC 3178

4 2 2

Sold Price **\$740,000** Sold Date **23-Jan-20**

Distance **0.51km**



## 20 Sheridan Avenue Rowville VIC 3178

3 2 2

Sold Price **\$795,000** Sold Date **25-Mar-20**

Distance **0.84km**



## 25 Metcalf Crescent Rowville VIC 3178

3 2 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **14-Apr-20**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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