

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

31 Tamboon Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,099,000 Property Type House Suburb Rowville

Period - From 01/10/2023 to 31/12/2023 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	5 Turramurra Dr ROWVILLE 3178	\$1,020,000	19/02/2024
2	27 Tamboon Dr ROWVILLE 3178	\$922,000	23/09/2023
3	20 Tamboon Dr ROWVILLE 3178	\$810,000	23/08/2023

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:

06/03/2024 14:31



4
 2
 3

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median House Price
 December quarter 2023: \$1,099,000

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.

Comparable Properties



5 Turrumurra Dr ROWVILLE 3178 (REI)

Agent Comments

4
 2
 2

Price: \$1,020,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 657 sqm approx



27 Tamboon Dr ROWVILLE 3178 (REI/VG)

Agent Comments

3
 2
 2

Price: \$922,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 703 sqm approx



20 Tamboon Dr ROWVILLE 3178 (REI/VG)

Agent Comments

3
 1
 2

Price: \$810,000
Method: Private Sale
Date: 23/08/2023
Property Type: House
Land Size: 660 sqm approx