

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

1 Affleck Way 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Rowville

Period-from

01 Oct 2020

to

30 Sep 2021

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

4 Treboryn Court Rowville VIC 3178	\$1,050,000	07-Sep-21
291 Dandelion Drive Rowville VIC 3178	\$1,042,000	17-Jul-21
97 Pia Drive Rowville VIC 3178	\$1,000,000	07-Aug-21

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: 20 October 2021



4 Treboryn Court Rowville VIC 3178 Sold Price ^{RS} **\$1,050,000** Sold Date **07-Sep-21**

4 2 2

Distance **0.37km**



291 Dandelion Drive Rowville VIC 3178 Sold Price **\$1,042,000** Sold Date **17-Jul-21**

5 3 3

Distance **0.67km**



97 Pia Drive Rowville VIC 3178 Sold Price ^{RS} **\$1,000,000** Sold Date **07-Aug-21**

5 3 2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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