

# 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

65 Langhorne Crescent, Rowville Vic 3178

### Indicative selling price

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

Range between

\$930,000

&

\$1,020,000

### Median sale price

Median price

\$855,000

Property Type

House

Suburb

Rowville

Period - From

01/04/2019

to

31/03/2020

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	32 Paringa Dr FERNTREE GULLY 3156	\$998,000	23/01/2020
2	11 Camley Ct ROWVILLE 3178	\$960,000	26/11/2019
3	20 Webb Ct ROWVILLE 3178	\$955,000	12/02/2020

**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:

28/04/2020 09:06



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**Property Type:** House (Res)

**Land Size:** 684 sqm approx

Agent Comments

**Indicative Selling Price**

\$930,000 - \$1,020,000

**Median House Price**

Year ending March 2020: \$855,000

## Comparable Properties

32 Paringa Dr FERNTREE GULLY 3156 (VG)

Agent Comments

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**Price:** \$998,000

**Method:** Sale

**Date:** 23/01/2020

**Property Type:** House (Res)

**Land Size:** 647 sqm approx

11 Camley Ct ROWVILLE 3178 (VG)

Agent Comments

 4  -  -

**Price:** \$960,000

**Method:** Sale

**Date:** 26/11/2019

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



20 Webb Ct ROWVILLE 3178 (REI/VG)

Agent Comments

 5  2  2

**Price:** \$955,000

**Method:** Private Sale

**Date:** 12/02/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 569 sqm approx