

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

23 WESTMINSTER DRIVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,091,300

Property type

House

Suburb

Rowville

Period-from

01 Feb 2022

to

31 Jan 2023

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

8 DEE PLACE ROWVILLE VIC 3178	\$806,000	11-Feb-23
37 WESTMINSTER DRIVE ROWVILLE VIC 3178	\$850,000	26-Nov-22
3 JINDALEE CLOSE ROWVILLE VIC 3178	\$880,000	31-Jan-23

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: 21 February 2023



8 DEE PLACE ROWVILLE VIC 3178

Sold Price

^{RS} **\$806,000**

Sold Date

11-Feb-23



3



1



2

Distance

1.85km



**37 WESTMINSTER DRIVE
ROWVILLE VIC 3178**

Sold Price

\$850,000

Sold Date

26-Nov-22



3



2



2

Distance

0.21km



**3 JINDALEE CLOSE ROWVILLE VIC
3178**

Sold Price

^{RS} **\$880,000**

Sold Date

31-Jan-23



4



1



2

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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