

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

5 FALDO COURT 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

Suburb

Rowville

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 RYAN COURT FERNTREE GULLY VIC 3156	\$1,300,000	07-Dec-24
80 KAROO ROAD ROWVILLE VIC 3178	\$1,360,000	29-Nov-24
18 REGENTS PARK COURT ROWVILLE VIC 3178	\$1,425,000	18-Jan-25

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: 28 February 2025



**6 RYAN COURT FERNTREE GULLY
VIC 3156**

Sold Price

^{RS} **\$1,300,000**

Sold Date **07-Dec-24**

4 2 2

Distance **1.16km**



**80 KAROO ROAD ROWVILLE VIC
3178**

Sold Price

^{RS} **\$1,360,000**

Sold Date **29-Nov-24**

4 2 -

Distance **1.07km**



**18 REGENTS PARK COURT
ROWVILLE VIC 3178**

Sold Price

^{RS} **\$1,425,000** ^{UN}

Sold Date **18-Jan-25**

4 2 2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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