

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

45 Mantung Crescent, Rowville Vic 3178

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Rowville

Period - From 11/07/2022

to

10/07/2023

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	9 Arleon Ct ROWVILLE 3178	\$855,000	06/03/2023
2	8 Cromwell Dr ROWVILLE 3178	\$830,180	31/01/2023
3	8 Dee Pl ROWVILLE 3178	\$806,000	11/02/2023

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:

11/07/2023 17:16



Property Type: House (Previously Occupied - Detached)

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



9 Arleon Ct ROWVILLE 3178 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 06/03/2023

Property Type: House

Land Size: 787 sqm approx



8 Cromwell Dr ROWVILLE 3178 (VG)

Agent Comments



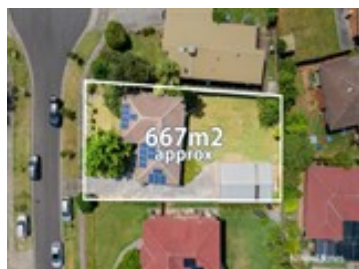
Price: \$830,180

Method: Sale

Date: 31/01/2023

Property Type: House (Res)

Land Size: 692 sqm approx



8 Dee Pl ROWVILLE 3178 (REI/VG)

Agent Comments



Price: \$806,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 667 sqm approx