

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

6 Tyers Crescent 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Rowville

Period-from

01 Jan 2019

to

31 Dec 2019

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

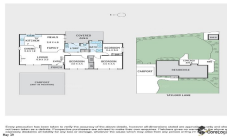
Date of sale

64 Taylors Lane Rowville VIC 3178	\$635,000	01-Jun-19
5 Coliban Close Rowville VIC 3178	\$715,000	08-May-19
14 Kedleston Way Rowville VIC 3178	\$690,000	29-Apr-19

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: 18 January 2020


64 Taylors Lane Rowville VIC 3178

Sold Price

\$635,000

Sold Date

01-Jun-19
 3
 1
 2

Distance

0.33km

5 Coliban Close Rowville VIC 3178

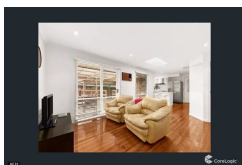
Sold Price

\$715,000

Sold Date

08-May-19
 3
 1
 4

Distance

0.57km

14 Kedleston Way Rowville VIC 3178

Sold Price

\$690,000

Sold Date

29-Apr-19
 3
 1
 2

Distance

0.92km
RS = Recent sale

UN = Undisclosed Sale

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