

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

1/41 DESCHAMP 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Rowville

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/15 HILLVIEW AVENUE ROWVILLE VIC 3178	\$720,000	21-Jul-22
4/23 STAMFORD CRESCENT ROWVILLE VIC 3178	\$737,000	09-Jul-22
1/8 STAMFORD CRESCENT ROWVILLE VIC 3178	\$745,000	13-Sep-22

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 November 2022



2/15 HILLVIEW AVENUE ROWVILLE VIC 3178

3 2 1

Sold Price **\$720,000** Sold Date **21-Jul-22**

Distance **0.11km**



4/23 STAMFORD CRESCENT ROWVILLE VIC 3178

3 2 1

Sold Price **\$737,000** Sold Date **09-Jul-22**

Distance **0.29km**



1/8 STAMFORD CRESCENT ROWVILLE VIC 3178

3 2 2

Sold Price ^{RS} **\$745,000** Sold Date **13-Sep-22**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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