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 | 20 Carrara Road, Rowville Vic 3178 |
|----------------------|------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$975,000

Median sale price

| Median price \$1,080,000 | Pro | operty Type Hou | use | Suburb | Rowville |
|--------------------------|-----|-----------------|-------|--------|----------|
| Period - From 01/10/2023 | to | 30/09/2024 | Sourc | ceREIV | |

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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|------------------------------|-------------|--------------|
| 1 | 2 Kempston Ct ROWVILLE 3178 | \$1,000,000 | 24/11/2024 |
| 2 | 54 Trisha Dr ROWVILLE 3178 | \$950,000 | 20/09/2024 |
| 3 | 47 Clondara Dr ROWVILLE 3178 | \$985,000 | 27/07/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 23/12/2024 10:50 |
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Property Type: House Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price \$975,000 **Median House Price**

Year ending September 2024: \$1,080,000

Comparable Properties



2 Kempston Ct ROWVILLE 3178 (REI)







Price: \$1,000,000

Method: Sold After Auction

Date: 24/11/2024

Property Type: House (Res)

Agent Comments



54 Trisha Dr ROWVILLE 3178 (REI/VG)





Agent Comments

Price: \$950,000 Method: Private Sale Date: 20/09/2024 Property Type: House Land Size: 557 sqm approx

47 Clondara Dr ROWVILLE 3178 (REI/VG)





Agent Comments



Price: \$985,000 Method: Auction Sale Date: 27/07/2024

Property Type: House (Res) Land Size: 740 sqm approx

Account - Barry Plant | P: 03 9803 0400





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