

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

20 Carrara Road, Rowville Vic 3178

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

Property Type House

Suburb Rowville

Period - From 01/10/2023

to 30/09/2024

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	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 comparable properties 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



 4
  2
  2

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)

Agent Comments

 4
  2
  2

Price: \$1,000,000
Method: Sold After Auction
Date: 24/11/2024
Property Type: House (Res)



54 Trisha Dr ROWVILLE 3178 (REI/VG)

Agent Comments

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  2

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

 4
  2
  2

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