

# 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

169 Waradgery Drive, Rowville Vic 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$835,000 & \$885,000

### Median sale price

Median price \$1,130,000 Property Type House Suburb Rowville

Period - From 01/07/2023 to 30/06/2024 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	58 Deschamp Ct ROWVILLE 3178	\$885,000	17/06/2024
2	16 Gynea Av ROWVILLE 3178	\$875,000	25/05/2024
3	7 Luton Ct ROWVILLE 3178	\$864,000	23/03/2024

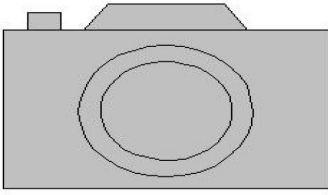
**OR**

~~**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:

19/08/2024 18:29

TOO EARLY FOR PHOTO



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 822 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$835,000 - \$885,000  
**Median House Price**  
 Year ending June 2024: \$1,130,000

## Comparable Properties



58 Deschamp Ct ROWVILLE 3178 (REI/VG)

Agent Comments



**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 17/06/2024  
**Property Type:** House  
**Land Size:** 725 sqm approx



16 Gynea Av ROWVILLE 3178 (VG)

Agent Comments



**Price:** \$875,000  
**Method:** Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 742 sqm approx



7 Luton Ct ROWVILLE 3178 (VG)

Agent Comments



**Price:** \$864,000  
**Method:** Sale  
**Date:** 23/03/2024  
**Property Type:** Development Site (Res)  
**Land Size:** 803 sqm approx

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