

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

5 SOVEREIGN CREST BOULEVARD 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rowville

Period-from

01 Feb 2022

to

31 Jan 2023

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 JOSEPHINE CLOSE ROWVILLE VIC 3178	\$1,470,000	04-Oct-22
24 WARADGERY DRIVE ROWVILLE VIC 3178	\$1,425,000	07-Nov-22
92 WILLOW AVENUE ROWVILLE VIC 3178	\$1,495,000	09-Jul-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: 08 February 2023



**2 JOSEPHINE CLOSE ROWVILLE
VIC 3178**

 4  3  2

Sold Price

\$1,470,000

Sold Date

04-Oct-22

Distance

0.05km



**24 WARADGERY DRIVE ROWVILLE
VIC 3178**

 4  2  2

Sold Price

\$1,425,000

Sold Date

07-Nov-22

Distance

4.79km



**92 WILLOW AVENUE ROWVILLE
VIC 3178**

 5  2  2

Sold Price

\$1,495,000

Sold Date

09-Jul-22

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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