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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 38 YVETTE DRIVE ROWVILLE VIC 3178
Median Price Rowville 3x2x2car = \$950,000 Past 12 Months
Including suburb and Median Price Rowville 4x2x2car = \$1,180,000 Past 12 Months
postcode

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 \$920,000 _____ & \$980,000 _____

Median sale price

Median price 3 BR \$950K _____ Property Type 4BR \$1,18M _____ Suburb Rowville _____

Period - From March 2023 _____ to March 2024 _____ Source REA & Domain _____

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
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1 7 Somerset Crt Rowville 4BR X 2Bath X 1Car - 602 M2	\$1,100,000	16/03/2024
2 5 Turramarra Drive Rowville 4BR x 2Bath x 2Car - 657m2	\$1,020,000	19/02/2024
3 17 Airlie Crt Rowville 4Br x 2Bath X 1Car - 600m2	\$1,025,000	02/03/2024

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: 21/03/2024