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	10 Lakeview Avenue, Rowville Vic 3178
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$920,000	&	\$960,000
•			

Median sale price

Median price \$1,080,000	Pro	perty Type Ho	use	Sı	uburbR	owville
Period - From 01/10/2023	to	30/09/2024	Sou	ırceRl	EIV	

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	11 Erie Av ROWVILLE 3178	\$951,000	16/11/2024
2	42 Goulburn Dr ROWVILLE 3178	\$950,000	21/09/2024
3	5 Danube Ct ROWVILLE 3178	\$950,000	01/07/2024

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:	16/12/2024 13:45
--	------------------



McGrath

Michael Gao 0432579023 michaelgao@mcgrath.com.au

Indicative Selling Price \$920,000 - \$960,000 **Median House Price** Year ending September 2024: \$1,080,000



Property Type: House **Agent Comments**

Comparable Properties



11 Erie Av ROWVILLE 3178 (REI)



Price: \$951,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 760 sqm approx

Agent Comments



42 Goulburn Dr ROWVILLE 3178 (REI/VG)



Agent Comments

Price: \$950,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 674 sqm approx



5 Danube Ct ROWVILLE 3178 (REI/VG)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

Price: \$950,000 Method: Private Sale Date: 01/07/2024 Property Type: House Land Size: 654 sqm approx

Agent Comments





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.