

# 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

10 Lakeview Avenue, 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 \$920,000 & \$960,000

### 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	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 comparable properties 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



3   2   5

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$920,000 - \$960,000

**Median House Price**

Year ending September 2024: \$1,080,000

## Comparable Properties



**11 Erie Av ROWVILLE 3178 (REI)**

Agent Comments

3   2   2

**Price:** \$951,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 760 sqm approx



**42 Goulburn Dr ROWVILLE 3178 (REI/VG)**

Agent Comments

3   2   2

**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)**

Agent Comments

3   2   4

**Price:** \$950,000

**Method:** Private Sale

**Date:** 01/07/2024

**Property Type:** House

**Land Size:** 654 sqm approx

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