

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

1 JENHILL COURT 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

\$1,079,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,000

Property type

House

Suburb

Rowville

Period-from

01 Nov 2021

to

31 Oct 2022

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

7 JASMINE COURT ROWVILLE VIC 3178	\$1,075,000	04-Jun-22
14 MITTA CLOSE ROWVILLE VIC 3178	\$1,077,000	26-Sep-22
4 LAWNCLIFFE COURT ROWVILLE VIC 3178	\$1,090,000	15-Oct-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: 26 November 2022


7 JASMINE COURT ROWVILLE VIC 3178

Sold Price

\$1,075,000

Sold Date

04-Jun-22
 4
 2
 2

Distance

0.6km

14 MITTA CLOSE ROWVILLE VIC 3178

Sold Price

^{RS} **\$1,077,000**

Sold Date

26-Sep-22
 4
 2
 2

Distance

0.66km

4 LAWNCLIFFE COURT ROWVILLE VIC 3178

Sold Price

^{RS} **\$1,090,000**

Sold Date

15-Oct-22
 4
 2
 2

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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