

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

317 DANDELION DRIVE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,129,000

Property type

House

Suburb

Rowville

Period-from

01 Sep 2023

to

31 Aug 2024

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 MALMSBURY CRESCENT ROWVILLE VIC 3178	\$800,000	02-Jul-24
37A TAYLORS LANE ROWVILLE VIC 3178	\$790,000	21-Jun-24
4 RATHGAR ROAD LYSTERFIELD VIC 3156	\$785,000	21-Sep-24

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: 24 September 2024


**2 MALMSBURY CRESCENT
ROWVILLE VIC 3178**

 3
  2
  2

Sold Price

\$800,000

Sold Date

02-Jul-24

Distance

0.56km

**37A TAYLORS LANE ROWVILLE
VIC 3178**

 3
  2
  2

Sold Price

\$790,000

Sold Date

21-Jun-24

Distance

2.04km

**4 RATHGAR ROAD LYSTERFIELD
VIC 3156**

 3
  1
  2

Sold Price

^{RS} **\$785,000**

Sold Date

21-Sep-24

Distance

2.21km
RS = Recent sale

UN = Undisclosed Sale

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