Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	7 Maddy Court, Rowville Vic 3178
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$930,000

Median sale price

Median price	\$1,093,500	Pro	perty Type	House		Suburb	Rowville
Period - From	01/07/2021	to	30/09/2021		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

	aress of comparable property	1 1100	Date of Sale
1	36 Magdalena PI ROWVILLE 3178	\$920,000	20/09/2021
2	5 Clauscen Dr ROWVILLE 3178	\$875,000	18/09/2021
3	37 Magdalena PI ROWVILLE 3178	\$855,000	26/10/2021

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:	21/12/2021 12:02



Date of sale











Rooms: 9

Property Type: House (Res) Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$930,000 **Median House Price**

September quarter 2021: \$1,093,500

Comparable Properties



36 Magdalena PI ROWVILLE 3178 (REI/VG)

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Price: \$920,000 Method: Private Sale Date: 20/09/2021 Property Type: House Land Size: 499 sqm approx **Agent Comments**



5 Clauscen Dr ROWVILLE 3178 (VG)





Price: \$875,000 Method: Sale Date: 18/09/2021

Property Type: House (Res) Land Size: 348 sqm approx

Agent Comments



37 Magdalena PI ROWVILLE 3178 (REI/VG)

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Price: \$855,000 Method: Private Sale Date: 26/10/2021 Property Type: House Land Size: 520 sqm approx Agent Comments

Account - 11 North Property Group | P: 1300 353 836





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