

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

8 ABBIN 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

or range
between

\$930,000

&

\$1,023,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Rowville

Period-from

01 Jan 2024

to

31 Dec 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 KEMPSTON COURT ROWVILLE VIC 3178	\$1,000,000	23-Nov-24
14 CROMWELL DRIVE ROWVILLE VIC 3178	\$1,040,000	16-Nov-24
48 LIBERTY AVENUE ROWVILLE VIC 3178	\$926,000	19-Oct-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: 28 January 2025


**2 KEMPSTON COURT ROWVILLE
VIC 3178**
 4
  2
  2

Sold Price

^{RS}
\$1,000,000

Sold Date

23-Nov-24

Distance

0.42km

**14 CROMWELL DRIVE ROWVILLE
VIC 3178**
 5
  2
  3

Sold Price

^{RS}
\$1,040,000

Sold Date

16-Nov-24

Distance

0.42km

**48 LIBERTY AVENUE ROWVILLE
VIC 3178**
 3
  1
  2

Sold Price

^{RS}
\$926,000

Sold Date

19-Oct-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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