

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 Deschamp Crescent, Rowville Vic 3178

Indicative selling price

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

Range between

\$890,000

&

\$979,000

Median sale price

Median price

\$1,021,000

Property Type

House

Suburb

Rowville

Period - From

01/04/2021

to

30/06/2021

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	Price	Date of sale
1	65 Bridgewater Way ROWVILLE 3178	\$990,000	29/03/2021
2	33 Goulburn Dr ROWVILLE 3178	\$950,000	06/08/2021
3	30 Hindmarsh St ROWVILLE 3178	\$920,000	20/03/2021

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:

14/09/2021 15:30

10 Deschamp Crescent, Rowville Vic 3178

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$890,000 - \$979,000

Median House Price

June quarter 2021: \$1,021,000



3 1 2

Property Type: House

Land Size: 926 sqm approx

Agent Comments

Comparable Properties



65 Bridgewater Way ROWVILLE 3178 (VG)

Agent Comments

3 - -

Price: \$990,000

Method: Sale

Date: 29/03/2021

Property Type: House (Res)

Land Size: 748 sqm approx



33 Goulburn Dr ROWVILLE 3178 (REI)

Agent Comments

3 2 3

Price: \$950,000

Method: Sold Before Auction

Date: 06/08/2021

Property Type: House (Res)

Land Size: 742 sqm approx



30 Hindmarsh St ROWVILLE 3178 (REI/VG)

Agent Comments

3 1 4

Price: \$920,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 706 sqm approx

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



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