

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

107 BRIDGEWATER WAY ROWVILLE VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,550

Property type

House

Suburb

Rowville

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 DANDELION DRIVE ROWVILLE VIC 3178	\$1,133,016	11-Aug-21
44 LING DRIVE ROWVILLE VIC 3178	\$1,115,000	09-Oct-21
35 MURRAY CRESCENT ROWVILLE VIC 3178	\$1,155,000	02-Dec-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**1 DANDELION DRIVE ROWVILLE  
VIC 3178**

4 2 2

Sold Price

**\$1,133,016**

Sold Date

**11-Aug-21**

Distance

**1.06km**



**44 LING DRIVE ROWVILLE VIC  
3178**

4 2 2

Sold Price

**\$1,115,000**

Sold Date

**09-Oct-21**

Distance

**0.58km**



**35 MURRAY CRESCENT ROWVILLE  
VIC 3178**

4 2 1

Sold Price

<sup>RS</sup>**\$1,155,000**

Sold Date

**02-Dec-21**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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