

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

49 Trisha Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Rowville

Period - From 01/10/2021

to 31/12/2021

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	36 Magdalena PI ROWVILLE 3178	\$920,000	20/09/2021
2	8 Naismith Ct ROWVILLE 3178	\$890,000	28/08/2021
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:

23/01/2022 12:40

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



3 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

December quarter 2021: \$1,125,000

Comparable Properties



36 Magdalena PI ROWVILLE 3178 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 20/09/2021

Property Type: House

Land Size: 499 sqm approx



8 Naismith Ct ROWVILLE 3178 (REI)

Agent Comments

- - -

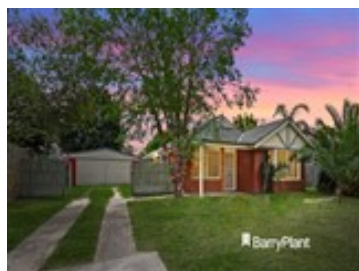
Price: \$890,000

Method: Auction Sale

Date: 28/08/2021

Property Type: Land (Res)

Land Size: 626 sqm approx



37 Magdalena PI ROWVILLE 3178 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 26/10/2021

Property Type: House

Land Size: 520 sqm approx

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