

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

13 Darnley Court, Rowville Vic 3178

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$871,150

Property Type House

Suburb Rowville

Period - From 01/10/2019

to 30/09/2020

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	115 Taylors La ROWVILLE 3178	\$968,000	05/08/2020
2	91 Oaktree Rise Lysterfield 3156	\$945,000	17/06/2020
3	56 Quail Way ROWVILLE 3178	\$897,000	09/10/2020

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:

10/11/2020 11:30



Property Type: House (Res)
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
Year ending September 2020: \$871,150

Comparable Properties



115 Taylors La ROWVILLE 3178 (VG)

Agent Comments



Price: \$968,000
Method: Sale
Date: 05/08/2020
Property Type: House (Res)
Land Size: 833 sqm approx



91 Oaktree Rise Lysterfield 3156 (VG)

Agent Comments



Price: \$945,000
Method: Sale
Date: 17/06/2020
Property Type: House (Res)
Land Size: 725 sqm approx



56 Quail Way ROWVILLE 3178 (REI)

Agent Comments



Price: \$897,000
Method: Private Sale
Date: 09/10/2020
Property Type: House
Land Size: 700 sqm approx