## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	13 Darnley Court, Rowville Vic 3178
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$880,000 & \$950,0	,000
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### Median sale price

Median price	\$871,150	Pro	perty 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

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 comparableproperties 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





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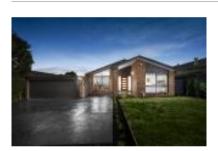
Indicative Selling Price \$880,000 - \$950,000 Median House Price Year ending September 2020: \$871,150





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

# Comparable Properties



115 Taylors La ROWVILLE 3178 (VG)

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Price: \$968,000 Method: Sale Date: 05/08/2020

**Property Type:** House (Res) **Land Size:** 833 sqm approx

Agent Comments



91 Oaktree Rise LYSTERFIELD 3156 (VG)

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Price: \$945,000 Method: Sale Date: 17/06/2020

Property Type: House (Res) Land Size: 725 sqm approx **Agent Comments** 



56 Quail Way ROWVILLE 3178 (REI)

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

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