

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

7 Bernard Hamilton Way, Rowville Vic 3178

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,103,500

Property Type

House

Suburb

Rowville

Period - From

01/04/2023

to

30/06/2023

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	8 Winnipeg St ROWVILLE 3178	\$1,445,000	08/08/2023
2	384 Dandelion Dr ROWVILLE 3178	\$1,418,000	19/08/2023
3	4 Devira Ct ROWVILLE 3178	\$1,410,500	19/08/2023

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:

10/10/2023 17:06

7 Bernard Hamilton Way, Rowville Vic 3178

McGrath

Wilson Shi

03 9889 8800

0420 481 226

Wilsonshi@Mcgrath.com.au

Indicative Selling Price

\$1,450,000

Median House Price

June quarter 2023: \$1,103,500



5 2 2

Property Type: House (Res)

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



8 Winnipeg St ROWVILLE 3178 (REI)

Agent Comments

6 3 4

Price: \$1,445,000

Method: Private Sale

Date: 08/08/2023

Property Type: House (Res)

Land Size: 735 sqm approx



384 Dandelion Dr ROWVILLE 3178 (REI)

Agent Comments

4 2 3

Price: \$1,418,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 734 sqm approx



4 Devira Ct ROWVILLE 3178 (REI)

Agent Comments

5 2 2

Price: \$1,410,500

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 802 sqm approx

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



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