

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

9/14 YVETTE DRIVE ROWVILLE VIC 3178

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Rowville

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

2/2 REEVE PLACE ROWVILLE VIC 3178	\$630,000	29-Nov-24
166/15 FULHAM ROAD ROWVILLE VIC 3178	\$635,000	26-Nov-24

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 6 months.

This Statement of Information was prepared on: 10 February 2025

**2/2 REEVE PLACE ROWVILLE VIC 3178**Sold Price **\$630,000** Sold Date **29-Nov-24**

2 1 1

Distance **1.32km****166/15 FULHAM ROAD ROWVILLE VIC 3178**Sold Price **\$635,000** Sold Date **26-Nov-24**

2 1 1

Distance **1.66km****RS** = Recent sale **UN** = Undisclosed Sale

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