

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 208/1165 Stud Road, Rowville, VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$395,000

&

\$431,000

### Median sale price

Median price

\$715,000

Property Type

Apartment

Suburb

Rowville (3178)

Period - From

01/02/2023

to

31/01/2024

Source

Corelogic

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
5/39 STAMFORD CRESCENT, ROWVILLE VIC 3178	\$423,000	29/01/2024
205/1088 STUD ROAD, ROWVILLE VIC 3178	\$390,000	15/01/2024
9/9 STAMFORD CRESCENT, ROWVILLE VIC 3178	\$431,000	17/02/2024

This Statement of Information was prepared on: 20/02/2024