

## 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

209/1088 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Rowville

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/1086 STUD ROAD ROWVILLE VIC 3178	\$417,500	05-Sep-23
4/1084 STUD ROAD ROWVILLE VIC 3178	\$410,000	06-Sep-23
4/13 STAMFORD CRESCENT ROWVILLE VIC 3178	\$417,500	28-Jun-23

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: 19 September 2023

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4/1086 STUD ROAD ROWVILLE  
VIC 3178

2 1 1

Sold Price

<sup>RS</sup> \$417,500

Sold Date 05-Sep-23

Distance 0.03km



4/1084 STUD ROAD ROWVILLE  
VIC 3178

2 1 1

Sold Price

<sup>RS</sup> \$410,000

Sold Date 06-Sep-23

Distance 0.04km



4/13 STAMFORD CRESCENT  
ROWVILLE VIC 3178

2 1 1

Sold Price

<sup>RS</sup> \$417,500

Sold Date 28-Jun-23

Distance 0.06km

RS = Recent sale

UN = Undisclosed Sale

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