

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

8 KEDLESTON WAY 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

Suburb

Rowville

Period-from

01 Nov 2021

to

31 Oct 2022

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

81 DANDELION DRIVE ROWVILLE VIC 3178	\$850,000	24-Jul-22
8 BURCHALL CRESCENT ROWVILLE VIC 3178	\$860,000	13-Aug-22
21 BETHELLE COURT LYSTERFIELD VIC 3156	\$880,000	22-Jul-22

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: 02 November 2022



81 DANDELION DRIVE ROWVILLE VIC 3178

3 1 2

Sold Price

\$850,000

Sold Date

24-Jul-22

Distance

0.5km



8 BURCHALL CRESCENT ROWVILLE VIC 3178

3 1 2

Sold Price

^{RS} **\$860,000**

Sold Date

13-Aug-22

Distance

0.61km



21 BETHELLE COURT LYSTERFIELD VIC 3156

3 1 2

Sold Price

\$880,000

Sold Date

22-Jul-22

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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