

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

1/21 CARDINIA 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Rowville

Period-from

01 Apr 2024

to

31 Mar 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

1/163 DANDELION DRIVE ROWVILLE VIC 3178	\$830,000	18-Feb-25
7/12 VIRGILIA COURT ROWVILLE VIC 3178	\$825,000	11-Jan-25
2/5 RAYNER CLOSE ROWVILLE VIC 3178	\$780,000	30-Jan-25

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 April 2025



1/163 DANDELION DRIVE ROWVILLE VIC 3178

 3  2  2

Sold Price

\$830,000

Sold Date

18-Feb-25

Distance

1.17km



7/12 VIRGILIA COURT ROWVILLE VIC 3178

 3  2  -

Sold Price

\$825,000

Sold Date

11-Jan-25

Distance

0.98km



2/5 RAYNER CLOSE ROWVILLE VIC 3178

 3  2  4

Sold Price

\$780,000

Sold Date

30-Jan-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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