

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

14 Timbertop Drive, Rowville Vic 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,049,000

Median sale price

Median price

\$1,086,000

Property Type

House

Suburb

Rowville

Period - From

27/11/2022

to

26/11/2023

Source

REIV

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 six 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	29 Turramurra Dr ROWVILLE 3178	\$1,100,000	04/11/2023
2	103 Bridgewater Way ROWVILLE 3178	\$1,027,000	11/11/2023
3	35 Denver Cr ROWVILLE 3178	\$1,000,000	14/09/2023

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 six months.~~

This Statement of Information was prepared on:

27/11/2023 15:33

14 Timbertop Drive, Rowville Vic 3178



 4  2  2

Property Type: House
Land Size: 1201 sqm approx
Agent Comments

Indicative Selling Price
\$1,049,000

Median House Price
27/11/2022 - 26/11/2023: \$1,086,000

Comparable Properties



29 Turrumurra Dr ROWVILLE 3178 (REI)

Agent Comments

 4  2  3

Price: \$1,100,000
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 760 sqm approx



103 Bridgewater Way ROWVILLE 3178 (REI)

Agent Comments

 3  1  2

Price: \$1,027,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 740 sqm approx



35 Denver Cr ROWVILLE 3178 (REI)

Agent Comments

 3  1  4

Price: \$1,000,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: House (Res)
Land Size: 897 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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