## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

Property offered for sale						
	6/39 STAMFORD CRESCENT, ROWVILLE, VIC 3178					
Indicative selling p	rice					
For the meaning of this p	rice see consumer.vi	c.gov.au/underquotii	ng (*Delete single p	orice or range as	applicable)	
Single price	\$425,000	or range between	\$	&	\$	
Median sale price				_		
(*Delete house or unit as	applicable)					
Median price	*H	ouse *Unit	Sub	urb		
Period - From			Source			

### 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. 5/39 STAMFORD CRES, ROWVILLE, VIC 3178	*\$423,000	29/01/2024
2. 4/1084 STUD RD, ROWVILLE, VIC 3178	\$410,000	25/08/2023
3. 1088 STUD RD, ROWVILLE, VIC 3178	*\$390,000	19/01/2024





#### 5/39 STAMFORD CRES, ROWVILLE 3178







19



Sale Price: Sale Date: Original Price:

RPD:

RPD:

Features:

Features:

\$423,000 (Agents Advice - Sale) 29/01/2024

Private Sale (\$390,000 - \$420,000) Final Price: Private Sale (\$390,000 - \$420,000)

5//PS702136

AIR CONDITIONED, BUILT IN/WIR, IMPRO---

Property Type: Unit Property Area: 818m²

Original % Chg: Final % Chg: Days to Sell:



#### 4/1084 STUD RD, ROWVILLE 3178





Sale Price: \$410,000 (Normal Sale) Sale Date: 25/08/2023

Original Price: For Sale (\$400,000 - \$440,000)

**UNDER OFFER** Final Price: 4//PS716967

IMPROVEMENTS: INTERCOM, DISHWASHE... Features:

Property Type: Property Area:

Unit 985m<sup>2</sup>

Original % Chg: Final % Chg:

Days to Sell: 325m Distance:



## 205/1088 STUD RD, ROWVILLE 3178





Sale Price: \$390,000 (Agents Advice - Sale) Sale Date: 19/01/2024

Original Price: Private Sale - \$500,000 - \$550,000 Final Price: \$380,000 - \$418,000 (Under Offer)

312//PS714704

AIR CONDITIONED, STUDY, BUILT IN/WIR,...

Property Type: Unit 1,981m<sup>2</sup> Property Area: Original % Chg: -22.0%

Final % Chg:

Days to Sell: 198 275m Distance: