

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

4 DELTA COURT 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

\$1,399,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,105,000

Property type

House

Suburb

Rowville

Period-from

01 Oct 2023

to

30 Sep 2024

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

Address of comparable property	Price	Date of sale
1 MUDO COURT ROWVILLE VIC 3178	\$1,475,000	08-Jun-24

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: 25 October 2024

Gareth Apswoode

M 0408659045

E gareth.a@obrienrealestate.com.au



**1 MUDO COURT ROWVILLE VIC
3178**

 5  2  2

Sold Price

\$1,475,000

Sold Date

08-Jun-24

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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