

# 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

86 TAYLORS LANE 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

\$860,000

&

\$940,000

### 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
148 TAYLORS LANE ROWVILLE VIC 3178	\$905,000	14-Aug-24
15 VALLEYVIEW DRIVE ROWVILLE VIC 3178	\$875,000	09-Oct-24
76 EILDON PARADE ROWVILLE VIC 3178	\$870,000	03-Sep-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: 23 October 2024