

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

9 Faldo Court, Rowville Vic 3178

Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Rowville

Period - From 01/01/2022

to 31/12/2022

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	34 Bellfield Dr Lysterfield 3156	\$1,250,000	10/11/2022
2	2 Paringa Dr Ferntree Gully 3156	\$1,210,000	14/12/2022
3	47 Crusoe Dr Lysterfield 3156	\$1,205,000	20/10/2022

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:

24/03/2023 14:59

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Indicative Selling Price

\$1,200,000 - \$1,280,000

Median House Price

Year ending December 2022: \$1,100,000



4 2 2

Property Type: House

Land Size: 762 sqm approx

Agent Comments

Comparable Properties

34 Bellfield Dr LYSTERFIELD 3156 (VG)

Agent Comments

6 - -

Price: \$1,250,000

Method: Sale

Date: 10/11/2022

Property Type: House (Res)

Land Size: 727 sqm approx



2 Paringa Dr FERNTREE GULLY 3156 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,210,000

Method: Sold Before Auction

Date: 14/12/2022

Property Type: House (Res)

Land Size: 599 sqm approx



47 Crusoe Dr LYSTERFIELD 3156 (REI/VG)

Agent Comments

4 2 3

Price: \$1,205,000

Method: Private Sale

Date: 20/10/2022

Property Type: House

Land Size: 653 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613