

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

15 Ada Street, Rowville Vic 3178

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Rowville

Period - From 01/01/2021

to 31/12/2021

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	53 Buckingham Dr ROWVILLE 3178	\$1,070,000	01/11/2021
2	17 Liberty Av ROWVILLE 3178	\$1,058,000	15/03/2022
3	8 Dani Ct ROWVILLE 3178	\$1,000,000	22/12/2021

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:

31/03/2022 16:33



5 2 2

Rooms: 8

Property Type: House (Res)

Land Size: 502 sqm approx

Agent Comments

Comparable Properties



53 Buckingham Dr ROWVILLE 3178 (REI/VG)

Agent Comments

4 3 2

Price: \$1,070,000

Method: Private Sale

Date: 01/11/2021

Property Type: House

Land Size: 654 sqm approx



17 Liberty Av ROWVILLE 3178 (REI)

Agent Comments

4 2 2

Price: \$1,058,000

Method: Private Sale

Date: 15/03/2022

Property Type: House

Land Size: 626 sqm approx



8 Dani Ct ROWVILLE 3178 (REI/VG)

Agent Comments

5 2 2

Price: \$1,000,000

Method: Private Sale

Date: 22/12/2021

Property Type: House

Land Size: 663 sqm approx