

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

132 Waradgery Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Rowville

Period - From 01/10/2023 to 30/09/2024 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	6 Linnel Ct ROWVILLE 3178	\$915,000	13/11/2024
2	28 Drummond Cr ROWVILLE 3178	\$895,888	26/10/2024
3	169 Waradgery Dr ROWVILLE 3178	\$885,000	07/09/2024

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:

19/11/2024 12:21



Rooms: 6
Property Type: House
Land Size: 630.05 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
Year ending September 2024: \$1,080,000

Comparable Properties



6 Linnel Ct ROWVILLE 3178 (REI)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 727 sqm approx



28 Drummond Cr ROWVILLE 3178 (REI)

Agent Comments



Price: \$895,888
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 758 sqm approx



169 Waradgery Dr ROWVILLE 3178 (REI/VG)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 07/09/2024
Property Type: House
Land Size: 822 sqm approx