

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

1/8 POPLAR CLOSE 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

\$675,000

&

\$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Rowville

Period-from

01 Jul 2023

to

30 Jun 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

2/6 JACOB DRIVE ROWVILLE VIC 3178	\$742,500	03-Jun-24
2A KEDLESTON WAY ROWVILLE VIC 3178	\$690,000	20-Apr-24
2 PARK VALLEY WAY LYSTERFIELD VIC 3156	\$685,000	31-Jan-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: 30 June 2024



2/6 JACOB DRIVE ROWVILLE VIC 3178

Sold Price

^{RS}

\$742,500

Sold Date

03-Jun-24

 3  1  1

Distance

0.21km



2A KEDLESTON WAY ROWVILLE VIC 3178

Sold Price

^{RS}

\$690,000

Sold Date

20-Apr-24

 2  2  1

Distance

0.83km



2 PARK VALLEY WAY LYSTERFIELD VIC 3156

Sold Price

\$685,000

Sold Date

31-Jan-24

 3  2  2

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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