

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

109 Murrindal Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Rowville

Period - From 14/04/2023 to 13/04/2024 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	4 Karoo Rd ROWVILLE 3178	\$965,000	27/03/2024
2	8 Wyangala Ct LYSTERFIELD 3156	\$965,000	21/10/2023
3	17 Fernlea Av ROWVILLE 3178	\$910,000	23/02/2024

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:

14/04/2024 13:03



Property Type:
Divorce/Estate/Family Transfers
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
14/04/2023 - 13/04/2024: \$1,120,000

Comparable Properties



4 Karoo Rd ROWVILLE 3178 (REI)

Agent Comments



Price: \$965,000
Method: Auction Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 782 sqm approx



8 Wyangala Ct Lysterfield 3156 (REI/VG)

Agent Comments



Price: \$965,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 858 sqm approx



17 Fernlea Av Rowville 3178 (VG)

Agent Comments



Price: \$910,000
Method: Sale
Date: 23/02/2024
Property Type: House (Res)
Land Size: 639 sqm approx

Account - Hill Real Estate