

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

12 YELLOWSTONE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,600

Property type

House

Suburb

Rowville

Period-from

01 Jun 2023

to

31 May 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

15 STREETON COURT ROWVILLE VIC 3178	\$1,300,500	13-Apr-24
29 HALSBURY DRIVE ROWVILLE VIC 3178	\$1,221,000	20-Apr-24
3 HURON CLOSE ROWVILLE VIC 3178	\$1,296,000	03-Feb-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: 27 June 2024



**15 STREETON COURT ROWVILLE
VIC 3178**

4 2 2

Sold Price ^{RS} **\$1,300,500** Sold Date **13-Apr-24**

Distance **1.89km**

29 Halsbury Drive
ROWVILLE



**29 HALSBURY DRIVE ROWVILLE
VIC 3178**

4 2 2

Sold Price ^{RS} **\$1,221,000** Sold Date **20-Apr-24**

Distance **1.57km**



**3 HURON CLOSE ROWVILLE VIC
3178**

4 2 1

Sold Price **\$1,296,000** Sold Date **03-Feb-24**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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