

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

13 Darnley Court, Rowville Vic 3178

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Rowville

Period - From 01/01/2023 to 31/12/2023 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	2 Bexsarm Cr ROWVILLE 3178	\$1,051,000	28/09/2023
2	14 Ontario PI ROWVILLE 3178	\$1,020,000	04/10/2023
3	8 Wyangala Ct Lysterfield 3156	\$965,000	21/10/2023

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:

19/02/2024 15:56



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Property Type: House
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending December 2023: \$1,100,000

Comparable Properties



2 Bexsarm Cr ROWVILLE 3178 (REI/VG)

Agent Comments

4 2 2

Price: \$1,051,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 744 sqm approx



14 Ontario PI ROWVILLE 3178 (REI/VG)

Agent Comments

4 2 2

Price: \$1,020,000
Method: Private Sale
Date: 04/10/2023
Property Type: House
Land Size: 770 sqm approx



8 Wyangala Ct LYSTERFIELD 3156 (REI/VG)

Agent Comments

4 2 2

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