

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

15 AMAZON COURT 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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,066,088

Property type

House

Suburb

Rowville

Period-from

01 Dec 2022

to

30 Nov 2023

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

4 BRIDGEWATER WAY ROWVILLE VIC 3178	1147000	12-Dec-23
6 THOMSON COURT ROWVILLE VIC 3178	1140000	18-Nov-23
14 ERIE AVENUE ROWVILLE VIC 3178	1118000	16-Oct-23

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: 14 December 2023



4 BRIDGEWATER WAY ROWVILLE VIC 3178

Sold Price

^{RS} **1147000**

Sold Date

12-Dec-23

 3  3  2

Distance

0.22km



6 THOMSON COURT ROWVILLE VIC 3178

Sold Price

^{RS} **1140000**

Sold Date

18-Nov-23

 3  2  2

Distance

0.26km



14 ERIE AVENUE ROWVILLE VIC 3178

Sold Price

^{RS} **1118000**

Sold Date

16-Oct-23

 4  2  2

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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