

# 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

16 Fourth Avenue, Rowville Vic 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,103,500 Property Type House Suburb Rowville

Period - From 01/04/2023 to 30/06/2023 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.

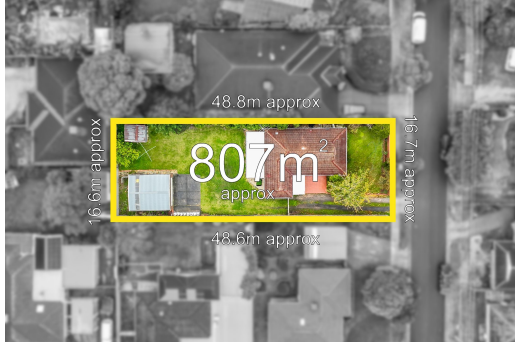
	Address of comparable property	Price	Date of sale
1	104 Lakeview Av ROWVILLE 3178	\$875,000	22/03/2023
2	38 Denver Cr ROWVILLE 3178	\$850,000	13/05/2023
3	15 Canter St ROWVILLE 3178	\$809,000	08/07/2023

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:

07/08/2023 11:46



**Property Type:** House  
**Land Size:** 807 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
June quarter 2023: \$1,103,500

## Comparable Properties



**104 Lakeview Av ROWVILLE 3178 (REI/VG)** **Agent Comments**



**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** House (Res)  
**Land Size:** 441 sqm approx



**38 Denver Cr ROWVILLE 3178 (REI/VG)** **Agent Comments**



**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



**15 Canter St ROWVILLE 3178 (REI)** **Agent Comments**



**Price:** \$809,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** House (Res)  
**Land Size:** 775 sqm approx