

## 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

2/163 DANDELION DRIVE ROWVILLE VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Rowville

Period-from

01 Apr 2023

to

31 Mar 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

2/7 EGGLETON RISE ROWVILLE VIC 3178	\$800,000	18-Dec-23
2/4 BURCHALL CRESCENT ROWVILLE VIC 3178	\$770,000	12-Dec-23
2/83 DANDELION DRIVE ROWVILLE VIC 3178	\$751,000	27-Nov-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: 08 April 2024



## 2/7 EGGLETON RISE ROWVILLE VIC 3178

 3  2  1

Sold Price **\$800,000** Sold Date **18-Dec-23**

Distance **0.54km**

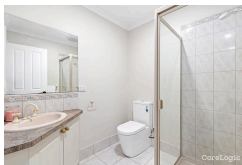


## 2/4 BURCHALL CRESCENT ROWVILLE VIC 3178

 3  2  2

Sold Price **\$770,000** Sold Date **12-Dec-23**

Distance **0.87km**



## 2/83 DANDELION DRIVE ROWVILLE VIC 3178

 3  2  1

Sold Price <sup>RS</sup> **\$751,000** <sup>UN</sup> Sold Date **27-Nov-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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