

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

2/83 DANDELION DRIVE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Other

Suburb

Rowville

Period-from

01 Nov 2022

to

31 Oct 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

2/4 BRISTOL PLACE ROWVILLE VIC 3178	\$807,000	01-Jul-23
1/13 YVETTE DRIVE ROWVILLE VIC 3178	\$825,000	14-Sep-23
2/1 LAKEVIEW AVENUE ROWVILLE VIC 3178	\$728,000	03-Jul-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: 01 November 2023


**2/4 BRISTOL PLACE ROWVILLE
VIC 3178**
 3  2  1

Sold Price

\$807,000

Sold Date

01-Jul-23

Distance

0.45km

**1/13 YVETTE DRIVE ROWVILLE VIC
3178**
 3  2  2

Sold Price

^{RS}
\$825,000

Sold Date

14-Sep-23

Distance

1.17km

**2/1 LAKEVIEW AVENUE ROWVILLE
VIC 3178**
 3  2  1

Sold Price

\$728,000

Sold Date

03-Jul-23

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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