

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

24 ST JOHN PLACE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,600

Property type

House

Suburb

Rowville

Period-from

01 Jun 2023

to

31 May 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

23 CAIRN CURREN CLOSE ROWVILLE VIC 3178	\$1,200,000	22-Jun-24
7 ASHBEE COURT ROWVILLE VIC 3178	\$1,250,000	07-Feb-24
22B DESCHAMP CRESCENT ROWVILLE VIC 3178	\$1,250,000	28-Feb-24

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: 26 June 2024



**23 CAIRN CURREN CLOSE
ROWVILLE VIC 3178**

 4  2  2

Sold Price ^{RS} **\$1,200,000** Sold Date **22-Jun-24**

Distance **0.76km**



**7 ASHBEE COURT ROWVILLE VIC
3178**

 4  2  2

Sold Price **\$1,250,000** Sold Date **07-Feb-24**

Distance **1.67km**



**22B DESCHAMP CRESCENT
ROWVILLE VIC 3178**

 4  3  2

Sold Price Sold Date **28-Feb-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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