

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

35 Goulburn Drive, Rowville Vic 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,176,500 Property Type House Suburb Rowville

Period - From 01/07/2023 to 30/09/2023 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	58 Taylors La ROWVILLE 3178	\$950,000	16/10/2023
2	23 Erie Av ROWVILLE 3178	\$908,000	26/09/2023
3	5 Bexsarm Cr ROWVILLE 3178	\$885,000	09/09/2023

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:

14/11/2023 11:34



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Property Type: House (Res)

Land Size: 744 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median House Price

September quarter 2023: \$1,176,500

Comparable Properties



58 Taylors La ROWVILLE 3178 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 16/10/2023

Property Type: House



23 Erie Av ROWVILLE 3178 (REI/VG)

Agent Comments

3 2 2

Price: \$908,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 710 sqm approx



5 Bexsarm Cr ROWVILLE 3178 (REI)

Agent Comments

3 1 2

Price: \$885,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House

Land Size: 729 sqm approx

Account - Barry Plant | P: 03 9753 2828