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	35 Goulburn Drive, Rowville Vic 3178
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000 &	\$960,000
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Median sale price

Median price	\$1,176,500	Pro	perty 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

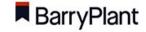
1	58 Taylors La ROWVILLE 3178	\$950,000	16/10/2023
2	23 Erie Av ROWVILLE 3178	\$908,000	26/09/2023
3	5 Bexsarm Cr ROWVILLE 3178	\$885,000	09/09/2023

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













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)

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Price: \$950,000 Method: Private Sale Date: 16/10/2023 Property Type: House **Agent Comments**



23 Erie Av ROWVILLE 3178 (REI/VG)





Price: \$908,000 Method: Private Sale Date: 26/09/2023 Property Type: House Land Size: 710 sqm approx Agent Comments



5 Bexsarm Cr ROWVILLE 3178 (REI)





Price: \$885,000 Method: Auction Sale Date: 09/09/2023 Property Type: House Land Size: 729 sqm approx Agent Comments

Account - Barry Plant | P: 03 9753 2828



