

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

39 Vista Crescent, Rowville Vic 3178

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,099,000 Property Type House Suburb Rowville

Period - From 01/10/2023 to 31/12/2023 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	11 Avalon Rd ROWVILLE 3178	\$958,000	03/02/2024
2	8 Baird Ct ROWVILLE 3178	\$955,000	20/01/2024
3	35 Goulburn Dr ROWVILLE 3178	\$920,000	08/01/2024

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:

13/03/2024 11:13



4 2 3

Property Type: House (Res)
Land Size: 725 sqm approx

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
December quarter 2023: \$1,099,000

Comparable Properties



11 Avalon Rd ROWVILLE 3178 (REI)

Agent Comments

3 1 4

Price: \$958,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 731 sqm approx



8 Baird Ct ROWVILLE 3178 (REI)

Agent Comments

3 2 2

Price: \$955,000
Method: Auction Sale
Date: 20/01/2024
Property Type: House (Res)
Land Size: 725 sqm approx



35 Goulburn Dr ROWVILLE 3178 (REI/VG)

Agent Comments

3 2 3

Price: \$920,000
Method: Private Sale
Date: 08/01/2024
Property Type: House
Land Size: 744 sqm approx

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