

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	4/13 Gilligans Court, Rowville, VIC, 3178

Indicative selling price

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

Range between	\$730,000	&	\$790,000
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Median sale price

Median price	\$712,500	Property type	Townhouse	Suburb	Rowville
Period - From	01/07/2022	to	30/06/2023	Source	REIV

Comparable property sales

~~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. 2/1 Lakeview Avenue ROWVILLE 3178	\$728,000	05/07/2023
2. 2/4 Bristol Place ROWVILLE 3178	\$807,000	01/07/2023

~~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.~~

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 25/09/2023 16:10pm