

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 Maybury Court, Rowville Vic 3178

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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	7 Coliban Ct ROWVILLE 3178	\$1,031,000	02/12/2023
2	17 Airlie Ct ROWVILLE 3178	\$1,020,000	02/03/2024
3	8 Wyangala Ct Lysterfield 3156	\$965,000	21/10/2023

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:

05/03/2024 12:14

4 Maybury Court, Rowville Vic 3178

**Jellis
Craig**

Michael Alevras

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2023: \$1,099,000



 4  2  2

Property Type: House

Land Size: 741 sqm approx

Agent Comments

Comparable Properties



7 Coliban Ct ROWVILLE 3178 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,031,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 645 sqm approx

17 Airlie Ct ROWVILLE 3178 (REI)

Agent Comments

 4  2  1

Price: \$1,020,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



8 Wyangala Ct Lysterfield 3156 (REI/VG)

Agent Comments

 4  2  2

Price: \$965,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 858 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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