

## 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

5 DANUBE COURT ROWVILLE VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,099,000

Property type

House

Suburb

Rowville

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

4 KAROO ROAD ROWVILLE VIC 3178	\$965,000	27-Mar-24
7 COLIBAN CLOSE ROWVILLE VIC 3178	\$1,031,000	02-Dec-23
84 DANDELION DRIVE ROWVILLE VIC 3178	\$1,040,000	14-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 31 May 2024



**4 KAROO ROAD ROWVILLE VIC 3178**

Sold Price **\$965,000** Sold Date **27-Mar-24**

 3  2  2

Distance **0.19km**



**7 COLIBAN CLOSE ROWVILLE VIC 3178**

Sold Price **\$1,031,000** Sold Date **02-Dec-23**

 4  2  2

Distance **0.2km**



**84 DANDELION DRIVE ROWVILLE VIC 3178**

Sold Price **\$1,040,000** Sold Date **14-Mar-24**

 3  2  2

Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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