

## 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 SILVAN 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,085,500

Property type

House

Suburb

Rowville

Period-from

01 Feb 2023

to

31 Jan 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

18 VISTA CRESCENT ROWVILLE VIC 3178	\$1,190,000	02-Sep-23
14 JAMIESON AVENUE ROWVILLE VIC 3178	\$1,100,000	10-Sep-22
17 HINDMARSH STREET ROWVILLE VIC 3178	\$1,110,000	23-Feb-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: 28 February 2024



**18 VISTA CRESCENT ROWVILLE  
 VIC 3178**

 4  2  2

Sold Price **\$1,190,000** Sold Date **02-Sep-23**

Distance **0.3km**



**14 JAMIESON AVENUE ROWVILLE  
 VIC 3178**

 5  2  4

Sold Price **\$1,100,000** Sold Date **10-Sep-22**

Distance **0.33km**



**17 HINDMARSH STREET ROWVILLE  
 VIC 3178**

 4  2  2

Sold Price <sup>RS</sup> **\$1,110,000** Sold Date **23-Feb-24**

Distance **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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