

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

7 KEMP COURT ROWVILLE VIC 3178

Indicative selling price

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

Single Price

or range
between

\$830,000

&

\$913,000

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

2 SAUNDERS CLOSE LYSTERFIELD VIC 3156	\$890,000	02-Dec-23
8 BAIRD COURT ROWVILLE VIC 3178	\$955,000	20-Jan-24
17 SULLIVAN AVENUE LYSTERFIELD VIC 3156	\$880,000	16-Nov-23

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: 13 February 2024



2 SAUNDERS CLOSE LYSTERFIELD VIC 3156

3 2 2

Sold Price

^{RS} \$890,000

Sold Date 02-Dec-23

Distance 0.42km



8 BAIRD COURT ROWVILLE VIC 3178

3 2 2

Sold Price

^{RS} \$955,000

Sold Date 20-Jan-24

Distance 1.41km



17 SULLIVAN AVENUE LYSTERFIELD VIC 3156

3 1 2

Sold Price

\$880,000

Sold Date 16-Nov-23

Distance 0.44km

RS = Recent sale

UN = Undisclosed Sale

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