## 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

72 Taylors Lane, Rowville Vic 3178

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	ו \$950,000		&		\$990,000			
Median sale p	rice							
Median price	\$1,100,000	Pro	operty Type House		se		Suburb	Rowville
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14 Ontario PI ROWVILLE 3178	\$1,020,000	04/10/2023
2	58 Taylors La ROWVILLE 3178	\$950,000	16/10/2023
3	13 Eildon Pde ROWVILLE 3178	\$920,000	02/12/2023

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:

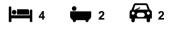
02/02/2024 12:58





Oliver Hu 8841 4888





**Property Type:** House Land Size: 726 sqm approx Agent Comments 0450 097 376 oliverhu@jelliscraig.com.au Indicative Selling Price \$950,000 - \$990,000

\$950,000 - \$990,000 **Median House Price** Year ending December 2023: \$1,100,000

# **Comparable Properties**



14 Ontario PI ROWVILLE 3178 (REI/VG)

58 Taylors La ROWVILLE 3178 (REI/VG)

2



Price: \$1,020,000 Method: Private Sale Date: 04/10/2023 Property Type: House Land Size: 770 sqm approx Agent Comments



Price: \$950,000 Method: Private Sale Date: 16/10/2023 Property Type: House Land Size: 703 sqm approx

3

13 Eildon Pde ROWVILLE 3178 (REI)



Agent Comments

Agent Comments



Price: \$920,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 685 sqm approx

#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



property data

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