

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$990,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Rowville

Period - From 01/01/2023 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	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



 4  2  2

**Property Type:** House  
**Land Size:** 726 sqm approx  
**Agent Comments**

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

## Comparable Properties



14 Ontario PI ROWVILLE 3178 (REI/VG)

**Agent Comments**

 4  2  2

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



58 Taylors La ROWVILLE 3178 (REI/VG)

**Agent Comments**

 3  2  2

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



13 Eildon Pde ROWVILLE 3178 (REI)

**Agent Comments**

 3  2  2

**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