

## 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

81 VICTORIA KNOX AVENUE 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

\$1,070,544

Property type

House

Suburb

Rowville

Period-from

01 Jul 2022

to

30 Jun 2023

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

14 LANGHORNE CRESCENT ROWVILLE VIC 3178	\$1,123,000	18-Feb-23
210 KAROO ROAD ROWVILLE VIC 3178	\$1,171,000	25-Feb-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: 31 July 2023



**14 LANGHORNE CRESCENT  
ROWVILLE VIC 3178**

 4  2  2

Sold Price **\$1,123,000** Sold Date **18-Feb-23**

Distance **0.65km**



**210 KAROO ROAD ROWVILLE VIC  
3178**

 4  2  2

Sold Price **\$1,171,000** Sold Date **25-Feb-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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