

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

9 LAKEVIEW AVENUE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,099,000

Property type

House

Suburb

Rowville

Period-from

01 Jun 2023

to

31 May 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

6 BRIDGEWATER WAY ROWVILLE VIC 3178	\$1,150,000	06-Mar-24
18 GOULBURN DRIVE ROWVILLE VIC 3178	\$1,160,000	18-Apr-24
199 WARADGERY DRIVE ROWVILLE VIC 3178	\$1,209,500	25-May-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: 05 June 2024



**6 BRIDGEWATER WAY ROWVILLE
VIC 3178**

4 2 2

Sold Price

\$1,150,000

Sold Date

06-Mar-24

Distance

1.15km



**18 GOULBURN DRIVE ROWVILLE
VIC 3178**

4 2 4

Sold Price

^{RS}

\$1,160,000

Sold Date

18-Apr-24

Distance

1.38km



**199 WARADGERY DRIVE
ROWVILLE VIC 3178**

5 3 2

Sold Price

^{RS}

\$1,209,500

Sold Date

25-May-24

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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