

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

5 BIANCA 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

\$960,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Rowville

Period-from

01 Nov 2022

to

31 Oct 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

27 DALMATIA COURT ROWVILLE VIC 3178	\$1,015,000	01-Aug-23
15 KOOMBAHLA COURT ROWVILLE VIC 3178	\$985,000	14-Jun-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: 11 November 2023


**27 DALMATIA COURT ROWVILLE
VIC 3178**
 3  2  2

Sold Price

\$1,015,000

Sold Date

01-Aug-23

Distance

0.42km

**15 KOOMBAHLA COURT
ROWVILLE VIC 3178**
 4  2  1

Sold Price

\$985,000

Sold Date

14-Jun-23

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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