

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

184 Murrindal Drive 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

\$880,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Rowville

Period-from

01 Nov 2019

to

31 Oct 2020

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

1 Babinda Court Rowville VIC 3178	\$970,000	15-Nov-20
4 Wetherby Court Rowville VIC 3178	\$897,500	18-Nov-20
115 Taylors Lane Rowville VIC 3178	\$968,000	05-Aug-20

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: 26 November 2020



1 Babinda Court Rowville VIC 3178

Sold Price

^{RS} **\$970,000**

Sold Date **15-Nov-20**

 4  2  2

Distance **0.6km**



4 Wetherby Court Rowville VIC 3178

Sold Price

^{RS} **\$897,500**

Sold Date **18-Nov-20**

 5  2  2

Distance **2.1km**



115 Taylors Lane Rowville VIC 3178

Sold Price

\$968,000

Sold Date **05-Aug-20**

 5  2  2

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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