

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

8 MERSEY CLOSE 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

\$1,094,000

Property type

House

Suburb

Rowville

Period-from

01 May 2023

to

30 Apr 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

5 SILVAN COURT ROWVILLE VIC 3178	\$1,140,000	25-Mar-24
10 WANNON COURT ROWVILLE VIC 3178	\$1,120,000	21-Nov-23
2 METCALF CRESCENT ROWVILLE VIC 3178	\$1,172,000	02-Mar-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: 06 May 2024



5 SILVAN COURT ROWVILLE VIC 3178

 4  2  7

Sold Price

^{RS} **\$1,140,000**

Sold Date

25-Mar-24

Distance

0.72km



10 WANNON COURT ROWVILLE VIC 3178

 3  2  2

Sold Price

\$1,120,000

Sold Date

21-Nov-23

Distance

0.35km



2 METCALF CRESCENT ROWVILLE VIC 3178

 4  2  -

Sold Price

^{RS} **\$1,172,000**

Sold Date

02-Mar-24

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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