

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 DANUBE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,600

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

4 KAROO ROAD ROWVILLE VIC 3178	\$965,000	27-Mar-24
13 DARNLEY COURT ROWVILLE VIC 3178	\$990,000	10-Apr-24
10 GLENLEA CLOSE ROWVILLE VIC 3178	\$902,000	04-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: 17 June 2024



4 KAROO ROAD ROWVILLE VIC 3178

 3  2  2

Sold Price **\$965,000** Sold Date **27-Mar-24**

Distance **0.19km**



13 DARNLEY COURT ROWVILLE VIC 3178

 3  2  2

Sold Price ^{RS} **\$990,000** Sold Date **10-Apr-24**

Distance **0.94km**



10 GLENLEA CLOSE ROWVILLE VIC 3178

 3  2  2

Sold Price ^{RS} **\$902,000** Sold Date **04-May-24**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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