

## 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

18 PARKLANE WAY ROWVILLE VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,129,000

Property type

House

Suburb

Rowville

Period-from

01 Sep 2023

to

31 Aug 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 81 SOVEREIGN MANORS CRESCENT ROWVILLE VIC 3178 | \$800,000 | 11-Jun-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: 11 September 2024

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**81 SOVEREIGN MANORS  
CRESCENT ROWVILLE VIC 3178** 3  2  1

Sold Price

**\$800,000**

Sold Date

**11-Jun-24**

Distance

**0.29km****RS** = Recent sale**UN** = Undisclosed Sale

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