

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

2/14 YVETTE 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Rowville

Period-from

01 Oct 2023

to

30 Sep 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

1/25 STAMFORD CRESCENT ROWVILLE VIC 3178	\$745,000	29-Jun-24
4/1080 STUD ROAD ROWVILLE VIC 3178	\$770,000	26-Aug-24
2/13 YVETTE DRIVE ROWVILLE VIC 3178	\$750,000	24-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.~~

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1/25 STAMFORD CRESCENT ROWVILLE VIC 3178

 3  2  2

Sold Price **\$745,000** Sold Date **29-Jun-24**

Distance **1.53km**



4/1080 STUD ROAD ROWVILLE VIC 3178

 3  2  2

Sold Price ^{RS} **\$770,000** Sold Date **26-Aug-24**

Distance **1.6km**



2/13 YVETTE DRIVE ROWVILLE VIC 3178

 3  2  2

Sold Price **\$750,000** Sold Date **24-May-24**

Distance **0.07km**

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

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