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	14 HOLLY GREEN 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,102,000	Property type	House	Suburb	Rowville
Period-from	01 Nov 2021	to	31 Oct 2022	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 BAILEY JAMES COURT ROWVILLE VIC 3178	$1,026,500	20-Aug-22
16 CANTERBURY CLOSE ROWVILLE VIC 3178	$1,110,000	13-Oct-22
14 MITTA CLOSE ROWVILLE VIC 3178	$1,077,000	26-Sep-22

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: 22 November 2022

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5 BAILEY JAMES COURT ROWVILLE VIC 3178

4 2 2

Sold Price **$1,026,500** Sold Date **20-Aug-22**

Distance **0.94km**



16 CANTERBURY CLOSE ROWVILLE VIC 3178

4 2 2

Sold Price RS **$1,110,000** Sold Date **13-Oct-22**

Distance **1.45km**



14 MITTA CLOSE ROWVILLE VIC 3178

4 2 2

Sold Price RS **$1,077,000** Sold Date **26-Sep-22**

Distance **1.71km**

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

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