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<br>Including suburb and postcode | 5 ILLAWARRA AVENUE 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 | $850,000 | & | $935,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,085,000 | Property type | House | Suburb | Rowville |
| Period-from | 01 Dec 2023 | to | 30 Nov 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 |
|---|---|---|
| 22 CARRARA ROAD ROWVILLE VIC 3178 | $885,000 | 12-Oct-24 |
| 6 LINNEL COURT ROWVILLE VIC 3178 | $915,000 | 13-Nov-24 |
| 48 LIBERTY AVENUE ROWVILLE VIC 3178 | $926,000 | 19-Oct-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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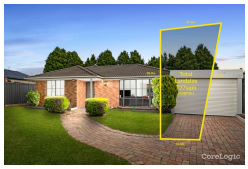
**22 CARRARA ROAD ROWVILLE VIC 3178**

3 1 2

Sold Price **$885,000** Sold Date **12-Oct-24**

Distance **0.34km**



**6 LINNEL COURT ROWVILLE VIC 3178**

3 2 1

Sold Price RS **$915,000** Sold Date **13-Nov-24**

Distance **1.47km**



**48 LIBERTY AVENUE ROWVILLE VIC 3178**

3 1 2

Sold Price RS **$926,000** Sold Date **19-Oct-24**

Distance **1.76km**

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

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