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	3 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,000	Property type	House	Suburb	Rowville
Period-from	01 Apr 2020	to	31 Mar 2021	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
6 Wentworth Avenue Rowville VIC 3178	$715,000	19-Nov-20
158 Dandelion Drive Rowville VIC 3178	$750,000	13-Jan-21
10 Robbie Close Rowville VIC 3178	$760,000	27-Mar-21

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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Daniel Cripps
P 0398014777
M 0418517480
E dcripps@barryplant.com.au



6 Wentworth Avenue Rowville VIC 3178

3 2 2

Sold Price **$715,000** Sold Date **19-Nov-20**

Distance **0.8km**



158 Dandelion Drive Rowville VIC 3178

3 2 2

Sold Price **$750,000** Sold Date **13-Jan-21**

Distance **0.73km**



10 Robbie Close Rowville VIC 3178

3 2 2

Sold Price RS **$760,000** Sold Date **27-Mar-21**

Distance **1.82km**

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

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