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	11 Erie Avenue, Rowville Vic 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $990,000

Median sale price

Median price $1,110,400 Property Type House Suburb Rowville

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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	4 Carson Ct ROWVILLE 3178	$956,888	28/08/2024
2	170 Dandelion Dr ROWVILLE 3178	$969,000	08/07/2024
3	5 Danube Ct ROWVILLE 3178	$950,000	01/07/2024

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 six months.~~

This Statement of Information was prepared on: 17/09/2024 16:15

11 Erie Avenue, Rowville Vic 3178

Stan Song
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0452 180 920
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3 2 2

Property Type: House
Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
June quarter 2024: $1,110,400

Comparable Properties



4 Carson Ct ROWVILLE 3178 (REI)

3 2 2

Price: $956,888
Method: Sold Before Auction
Date: 28/08/2024
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments



170 Dandelion Dr ROWVILLE 3178 (REI)

3 2 2

Price: $969,000
Method: Private Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments



5 Danube Ct ROWVILLE 3178 (REI/VG)

3 2 4

Price: $950,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 654 sqm approx

Agent Comments

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