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 AMAZON 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	$880,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,070,000	Property type	House	Suburb	Rowville
Period-from	01 Jan 2024	to	31 Dec 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
2 TAMBOON DRIVE ROWVILLE VIC 3178	$860,000	23-Aug-24
7 BARWON COURT ROWVILLE VIC 3178	$990,000	22-Nov-24
3 HINDMARSH STREET ROWVILLE VIC 3178	$940,000	20-Dec-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.~~

This Statement of Information was prepared on: 15 January 2025

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2 TAMBOON DRIVE ROWVILLE VIC 3178 Sold Price **$860,000** Sold Date **23-Aug-24**

3 2 4 Distance **0.21km**



7 BARWON COURT ROWVILLE VIC 3178 Sold Price **$990,000** Sold Date **22-Nov-24**

4 2 1 Distance **0.28km**



3 HINDMARSH STREET ROWVILLE VIC 3178 Sold Price RS **$940,000** Sold Date **20-Dec-24**

3 2 2 Distance **0.32km**

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

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