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 GULINYA CRESCENT 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	$700,000	&	$760,000

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
4/1080 STUD ROAD ROWVILLE VIC 3178	$770,000	19-Aug-24
90 EMMELINE ROW ROWVILLE VIC 3178	$695,000	24-Sep-24
3/1102 STUD ROAD ROWVILLE VIC 3178	$749,800	04-Nov-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: 24 January 2025

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4/1080 STUD ROAD ROWVILLE VIC 3178

3 2 2

Sold Price **$770,000** Sold Date **19-Aug-24**

Distance **0.41km**



90 EMMELINE ROW ROWVILLE VIC 3178

2 2 1

Sold Price **$695,000** Sold Date **24-Sep-24**

Distance **0.24km**



3/1102 STUD ROAD ROWVILLE VIC 3178

3 2 1

Sold Price **$749,800** Sold Date **04-Nov-24**

Distance **1.44km**

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

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