

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

42 Avalon Road 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rowville

Period-from

01 Nov 2018

to

31 Oct 2019

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

11 Sunningdale Court Rowville VIC 3178	\$720,000	27-Sep-19
40 Seebeck Road Rowville VIC 3178	\$720,000	03-Aug-19
76 Taylors Lane Rowville VIC 3178	\$750,000	21-Aug-19

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: 17 November 2019



11 Sunningdale Court Rowville VIC 3178

Sold Price

\$720,000

Sold Date

27-Sep-19

 3  2  2

Distance

0.42km



40 Seebeck Road Rowville VIC 3178

Sold Price

Sold Date

03-Aug-19

 3  1  1

Distance

1.87km



76 Taylors Lane Rowville VIC 3178

Sold Price

\$750,000

Sold Date

21-Aug-19

 4  2  2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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