

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

4 Yellowstone Close 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,100

Property type

House

Suburb

Rowville

Period-from

01 Mar 2020

to

28 Feb 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

9 Trevena Close Rowville VIC 3178	\$1,050,000	04-Nov-20
70 Pitfield Crescent Rowville VIC 3178	\$1,200,000	03-Nov-20

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 March 2021



9 Trevena Close Rowville VIC 3178 Sold Price **\$1,050,000** Sold Date **04-Nov-20**

 4  2  2

Distance **1.44km**



70 Pitfield Crescent Rowville VIC 3178 Sold Price **\$1,200,000** Sold Date **03-Nov-20**

 4  2  2

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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