

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

8 Jindalee Close, Rowville Vic 3178

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$871,150 Property Type House Suburb Rowville

Period - From 01/10/2019 to 30/09/2020 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	13 Carnoustie Ct ROWVILLE 3178	\$875,188	12/11/2020
2	8 Danube Ct ROWVILLE 3178	\$860,000	07/10/2020
3	7 Lawnclyffe Ct ROWVILLE 3178	\$830,000	08/06/2020

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:

24/11/2020 20:09

8 Jindalee Close, Rowville Vic 3178



 4  2  6

Property Type: House
Land Size: 820.395 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median House Price
Year ending September 2020: \$871,150

Comparable Properties



13 Carnoustie Ct ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$875,188
Method: Private Sale
Date: 12/11/2020
Property Type: House



8 Danube Ct ROWVILLE 3178 (REI)

Agent Comments

 4  3  2

Price: \$860,000
Method: Private Sale
Date: 07/10/2020
Property Type: House



7 Lawnclyffe Ct ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000
Method: Private Sale
Date: 08/06/2020
Rooms: 5
Property Type: House
Land Size: 747 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.