

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

73 CLAUSCEN DRIVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,050

Property type

House

Suburb

Rowville

Period-from

01 Apr 2024

to

31 Mar 2025

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

1 MADDY COURT ROWVILLE VIC 3178	940000	27-Feb-25
3 AMAZON COURT ROWVILLE VIC 3178	982000	17-Feb-25
18 SUZANA PLACE ROWVILLE VIC 3178	940000	15-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: 02 April 2025



1 MADDY COURT ROWVILLE VIC 3178

Sold Price

940000 Sold Date **27-Feb-25**

 4  2  2

Distance **0.83km**



3 AMAZON COURT ROWVILLE VIC 3178

Sold Price

^{RS} **982000** Sold Date **17-Feb-25**

 3  2  2

Distance **1.87km**



18 SUZANA PLACE ROWVILLE VIC 3178

Sold Price

940000 Sold Date **15-Nov-24**

 3  2  2

Distance **0.17km**

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

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