

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

10 Clondara 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,100

Property type

House

Suburb

Rowville

Period-from

01 Oct 2019

to

30 Sep 2020

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

6 Clondara Drive Rowville VIC 3178	\$790,000	06-Oct-20
6 Sunningdale Court Rowville VIC 3178	\$813,700	15-Jun-20
6 Edsall Close Rowville VIC 3178	\$795,000	11-May-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: 08 October 2020



6 Clondara Drive Rowville VIC 3178 Sold Price ^{RS} **\$790,000** Sold Date **06-Oct-20**

 3  2  2

Distance **0.04km**

Maintaining Health & Safety at our Inspections

Contactless Entry
No handshakes, but still allow Buyer's access before entry.

Safe Disinfecting
Please maintain required distance from others (2m - 4m safe).

No Touching Anything
Please refrain from touching any fixtures or fittings in home.

Thank you for your cooperation and understanding when viewing this property

Harcourts Rowville

6 Sunningdale Court Rowville VIC 3178 Sold Price **\$813,700** Sold Date **15-Jun-20**

 3  2  2

Distance **1.33km**



6 Edsall Close Rowville VIC 3178 Sold Price **\$795,000** Sold Date **11-May-20**

 3  2  2

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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