

Harcourts Rowville

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 **14 Lakeside Boulevard, Rowville VIC 3178**

Indicative selling price

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

Range between **\$1,200,000** & **\$1,300,000**




Median sale price

Median price **\$1,020,500** Property type **House** Suburb **Rowville VIC 3178**

Period - From **Jul 2024** to **Sep 2024** Source **REIV**

Comparable property sales

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
	34 Turramurra Drive, Rowville	\$1,200,000	04/09/2024
	32 Ling Drive, Rowville	\$1,290,000	14/07/2024
	23 Cairn Curren Close, Rowville	\$1,200,000	22/06/2024

This Statement of Information was prepared on: **12th November 2024**