

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: 82 Waradgery Drive Rowville VIC 3178

Indicative selling price

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

Price range \$1,050,000 to \$1,150,000

Median sale price

Median Price: \$1,060,000

Property Type: House

Suburb: Rowville VIC 3178

Period From: October 2024 to December 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
	20 Cromwell Drive Rowville	\$1,110,500	04/12/2024
	32 Lakeview Avenue Rowville	\$1,155,000	09/11/2024
	10 Denise Close Rowville	\$1,075,000	26/10/2024

This Statement of Information was prepared on: 24th February 2025