

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 **34 Westminster Drive, Rowville VIC 3178**

Indicative selling price

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

Range between **\$1,100,000** & **\$1,200,000**

Median sale price

Median price **\$1,062,000**

Property type **House**

Suburb **Rowville**

Period - From **October 2022**

to

December 2022

Source <https://reiv.com.au/market-insights/suburb/rowville>

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
	21 Tara Close, Rowville	\$1,150,000	02/02/2023
	71 Turramurra Drive, Rowville	\$1,135,000	15/10/2022
	39 Magdalena Place, Rowville	\$1,170,000	27/10/2022

This Statement of Information was prepared on: **7 February 2023**