

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 **2 Bree Place, Rowville VIC 3178**

Indicative selling price

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

Range between **\$1,125,000** & **\$1,225,000**

Median sale price

Median price **\$1,100,000** Property type **House** Suburb **Rowville VIC 3178**

Period - From **Apr 2024** to **Jun 2024** Source **REIV**

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 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
	28 Landsborough Avenue, Rowville	\$1,190,000	10/08/2024
	13 Silvan Court, Rowville	\$1,143,000	21/06/2024
	13 Delatite Court, Rowville	\$1,152,000	25/05/2024

This Statement of Information was prepared on: **16th September 2024**