

# 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 **1146 Stud Road Rowville, VIC. 3178**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

**\$850,000**

&

**\$900,000**

### Median sale price

Median price

**\$1,060,000**

Property type

**House**

Suburb

**Rowville VIC 3178**

Period - From

**Oct 2024**

to

**Dec 2024**

Source

**REIV**

### Comparable property sales

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 six months.

This Statement of Information was prepared on: **21<sup>st</sup> January 2025**