

# 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 **19 Clauscen Drive 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 **\$1,050,000** & **\$1,150,000**



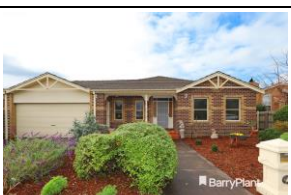
#### Median sale price

Median price **\$1,104,000** Property type **House** Suburb **Rowville VIC 3178**

Period - From **Apr 2023** to **Jun 2023** 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
	46 Taylors Lane, Rowville	\$1,130,000	09/07/2023
	63 Gearon Avenue, Rowville	\$1,107,000	24/06/2023
	3 Vue Court, Rowville	\$1,127,200	23/06/2023

This Statement of Information was prepared on: **25<sup>th</sup> Jul 2023**