

# 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 **204/1098 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

**\$410,000**

&

**\$450,000**

#### Median sale price

Median price

**\$729,000**

Property type

**Unit**

Suburb

**Rowville VIC 3178**

Period - From

**Oct 2023**

to

**Dec 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
	208/1165 Stud Road, Rowville	\$410,000	22/03/2024
	7/9 Stamford Crescent, Rowville	\$422,500	19/02/2024
	9/9 Stamford Crescent, Rowville	\$431,000	17/02/2024

This Statement of Information was prepared on: **26<sup>TH</sup> March 2024**