

# 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 **6 Corhanwarrabul Close 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 **\$990,000** & **\$1,050,000**

#### Median sale price

Median price **\$1,110,000** 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
	11 Clondara Drive Rowville	\$1,021,000	28/06/2024
	36 Simon Avenue Rowville	\$1,000,000	22/06/2024
	5 Merion Court Rowville	\$1,000,000	23/03/2024

This Statement of Information was prepared on: **24<sup>th</sup> July 2024**