

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 Alan Place, Rowville VIC 3178**

Indicative selling price

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

Range between **\$1,070,000** & **\$1,125,000**




Median sale price

Median price **\$1,041,000** Property type **House** Suburb **Rowville**

Period - From **January 2023** to **March 2023** Source <https://reiv.com.au/market-insights/suburb/rowville>

Comparable property sales

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
	27 Cromwell Drive, Rowville	\$1,130,000	15/05/2023
	34 Whitecliffe Drive, Rowville	\$1,110,000	12/01/2023
	45 Simon Avenue, Rowville	\$1,030,000	13/05/2023

This Statement of Information was prepared on: **6 June 2023**