

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 **9 Cascam Court, Rowville VIC 3178**

Indicative selling price

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

Range between **\$1,200,000** & **\$1,295,000**

Median sale price

Median price **\$1,020,500** Property type **House** Suburb **Rowville VIC 3178**

Period - From **Jul 2024** to **Sep 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
	15 Rutherglen Court, Rowville	\$1,220,000	22/10/2024
	27 Dandelion Drive, Rowville	\$1,300,000	05/10/2024
	20 Teetora Close, Rowville	\$1,276,000	16/08/2024

This Statement of Information was prepared on: **24th November 2024**