

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 **37 Erie Avenue Rowville VIC 3178**

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price **\$1,099,000**

Property type **House**

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
	10 Wannan Court Rowville	\$1,120,000	21/11/2023
	6 Thomson Court Rowville	\$1,140,000	18/11/2023
	26 Malmsbury Crescent Rowville	\$1,179,000	28/10/2023

This Statement of Information was prepared on: **15th January 2024**