

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price **\$1,130,000**

Property type **House**

Suburb **Rowville VIC 3178**

Period - From **Jan 2024**

to

Mar 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 |
|---|--------------------------------|-------------|--------------|
|  | 38 Westminster Drive Rowville | \$1,135,000 | 17/05/2024 |
|  | 5 Silvan Court Rowville | \$1,140,000 | 25/03/2024 |
|  | 6 Bridgewater Way Rowville | \$1,150,000 | 06/03/2023 |

This Statement of Information was prepared on: **8th June 2024**