

Harcourts Rowville

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

\$970,000

&

\$990,000

Median sale price

Median price \$835,000

House X




Suburb or locality Rowville

Period - From Jan 2017 to March 2017

Source REIV
<https://www.reiv.com.au/property-data/median-prices/median-house-prices>

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 |
|---|-----------------------------------|-------------|--------------|
|  | 92 Fairway Drive, Rowville | \$1,000,000 | 20/05/2017 |
|  | 3 Webb Court, Rowville | \$975,000 | 17/05/2017 |
|  | 21 Victoria Knox Avenue, Rowville | \$940,000 | 15/05/2017 |