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 **16 Canterbury Close, Rowville VIC 3178**

Indicative selling price

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

Range between **$1,000,000** & **$1,100,000**

Median sale price

Median price **$1,150,000** Property type ***House*** Suburb **Rowville**

Period - From **April 2022** to **June 2022** 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
	6 Narrawong Close, Rowville	$1,100,000	10/07/2022
	6 Koombahla Court, Rowville	$1,025,000	10/07/2022
	11 Clauscen Drive, Rowville	$1,080,000	09/07/2022

This Statement of Information was prepared on: **19 September 2022**