

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 Salerno Way Rowville VIC 3178**

Indicative selling price

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

Price range **\$1,295,000 to \$1,375,000**

Median sale price

Median Price: **\$1,060,000**
Property Type: **House**
Suburb: **Rowville VIC 3178**
Period From: **October 2024 to December 2024**
Source: **REIV**

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
	4 Tanya Court Rowville	\$1,350,000	28/02/2025
	3 Jackie Close Rowville	\$1,353,500	29/10/2024
	10 Kalimna Court Rowville	\$1,350,000	26/10/2024

This Statement of Information was prepared on: **11th March 2025**