

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
Including suburb and
postcode

4 ALDER COURT GOWANBRAE VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Gowanbrae

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

1 ROSE COURT GOWANBRAE VIC 3043	\$1,185,000	13-Mar-24
6 RUTHERGLEN CRESCENT GOWANBRAE VIC 3043	\$1,100,000	18-Jun-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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1 ROSE COURT GOWANBRAE VIC 3043

4 2 8

Sold Price **\$1,185,000** Sold Date **13-Mar-24**

Distance **0.37km**



**6 RUTHERGLEN CRESCENT
GOWANBRAE VIC 3043**

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **18-Jun-24**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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