

### 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

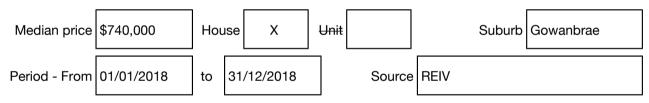
45 Rutherglen Crescent, Gowanbrae Vic 3043

#### Indicative selling price

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

Single price \$735,000

#### Median sale price



#### 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 |
|--------------------------------|---------------------------------|-----------|--------------|
| 1                              | 62 Rutherglen Cr GOWANBRAE 3043 | \$740,000 | 08/12/2018   |
| 2                              | 34 Bluebell Cr GOWANBRAE 3043   | \$735,000 | 18/12/2018   |
| 3                              | 132 Marigold Cr GOWANBRAE 3043  | \$720,000 | 07/12/2018   |

#### 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 six months.

#### Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 577 sqm approx Agent Comments Indicative Selling Price \$735,000 Median House Price Year ending December 2018: \$740,000

## **Comparable Properties**

| 62 Rutherglen Cr GOWANBRAE 3043 (REI)<br>4 2 2 2<br>Price: \$740,000<br>Method: Auction Sale<br>Date: 08/12/2018<br>Rooms: -<br>Property Type: House (Res)<br>Land Size: 576 sqm approx | Agent Comments |
|---|----------------|
| 34 Bluebell Cr GOWANBRAE 3043 (REI)   3 2 2   1   Price: \$735,000   Method: Private Sale   Date: 18/12/2018   Rooms: -   Property Type: House  | Agent Comments |
| 132 Marigold Cr GOWANBRAE 3043 (REI)   Image: 1 Image: 2 Image: 2   Price: \$720,000   Method: Private Sale   Date: 07/12/2018   Rooms: -   Property Type: House                        | Agent Comments |

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