

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

Median price \$740,000 House X Unit Suburb Gowanbrae

Period - From 01/01/2018 to 31/12/2018 Source REIV

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.



3 2 2

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)

Agent Comments

4 2 2

Price: \$740,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm approx



34 Bluebell Cr GOWANBRAE 3043 (REI)

Agent Comments

3 2 1

Price: \$735,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House



132 Marigold Cr GOWANBRAE 3043 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 07/12/2018
Rooms: -
Property Type: House