

STATEMENT OF INFORMATION

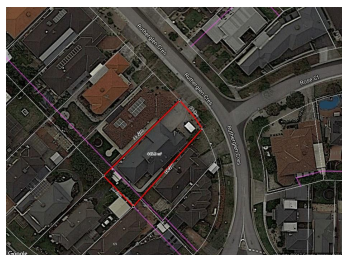
5 RUTHERGLEN CRESCENT, GOWANBRAE, VIC 3043

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 RUTHERGLEN CRESCENT,

3 2 2

Indicative Selling Price

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

Price Range: \$780,000 to \$850,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



GOWANBRAE, VIC, 3043

Suburb Median Sale Price (House)

\$693,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15 RUTHERGLEN CRES, GOWANBRAE, VIC

3 2 2

Sale Price

***\$830,000**

Sale Date: 28/10/2017

Distance from Property: 64m



3 ORCHID CRT, GOWANBRAE, VIC 3043

3 2 2

Sale Price

***\$845,000**

Sale Date: 23/09/2017

Distance from Property: 488m



3 LILAC MEWS, GOWANBRAE, VIC 3043

4 2 2

Sale Price

***\$790,000**

Sale Date: 25/10/2017

Distance from Property: 156m



This report has been compiled on 23/11/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 RUTHERGLEN CRESCENT, GOWANBRAE, VIC 3043

Indicative selling price

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

Price Range:

\$780,000 to \$850,000

Median sale price

Median price

\$693,000

House

X

Unit


Suburb

GOWANBRAE

Period

01 October 2016 to 30 September 2017

Source



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
15 RUTHERGLEN CRES, GOWANBRAE, VIC 3043	*\$830,000	28/10/2017
3 ORCHID CRT, GOWANBRAE, VIC 3043	*\$845,000	23/09/2017
3 LILAC MEWS, GOWANBRAE, VIC 3043	*\$790,000	25/10/2017