

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 37 Balerno Circle, GOWANBRAE 3043

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

# Single price \$565,000

## Median sale price

Median Unit for GOWANBRAE for period Jun 2018 - Jun 2019

Sourced from CoreLogic RP Data.

# \$523,486

## 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 the most comparable to the property for sale.

**35 Balerno Circle,**  
Gowanbrae 3043

Price **\$575,000** Sold 11 June  
2019

**41 Seggan Circle,**  
Gowanbrae 3043

Price **\$600,000** Sold 30 May  
2019

**25 Seggan Circle,**  
Gowanbrae 3043

Price **\$620,000** Sold 22  
February 2019

This Statement of Information was prepared on 26th Sep 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic RP Data.

Unit



3 beds



2 baths



1 parking

## Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

## Contact agents



Luke Liberati

03 9379 4833

0429 579 878

[luke@frankdowling.com.au](mailto:luke@frankdowling.com.au)



Anthony Elliott

03 9379 4833

0433 171 740

[anthony@frankdowling.com.au](mailto:anthony@frankdowling.com.au)

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