

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 4 SEGGAN CIRCLE, GOWANBRAE, VIC

3 2 1

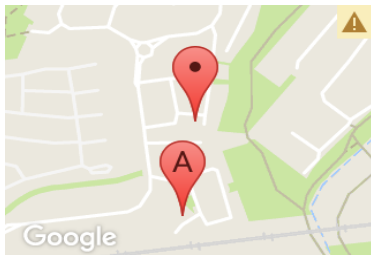
#### Indicative Selling Price

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

Single Price: **\$550,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

## MEDIAN SALE PRICE



### GOWANBRAE, VIC, 3043

Suburb Median Sale Price (House)

**\$690,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 29 BALERNO CIR, GOWANBRAE, VIC 3043

3 2 1

#### Sale Price

**\$536,000**

Sale Date: 03/04/2017

Distance from Property: 170m



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	4 SEGGAN CIRCLE, GOWANBRAE, VIC 3043
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Indicative selling price

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

Single Price:	\$550,000
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Median sale price

Median price	\$690,000	House		Unit	X	Suburb	GOWANBRAE
Period	01 October 2016 to 30 September 2017			Source			

Comparable property sales

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.

Address of comparable property	Price	Date of sale
29 BALERNO CIR, GOWANBRAE, VIC 3043	\$536,000	03/04/2017