

## 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

11 DURANTA DRIVE GOWANBRAE VIC 3043

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

SINGLE PRICE

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Gowanbrae

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

5/46-54 GOWANBRAE DRIVE GOWANBRAE VIC 3043	\$795,500	31-Mar-22
3/74 RUTHERGLEN CRESCENT GOWANBRAE VIC 3043	\$757,000	15-Mar-22
2/61 LOONGANA AVENUE GLENROY VIC 3046	\$775,000	30-May-22

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 6 months.~~

This Statement of Information was prepared on: 20 July 2022



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**5/46-54 GOWANBRAE DRIVE  
GOWANBRAE VIC 3043**

3 2 2

Sold Price **\$795,500** Sold Date **31-Mar-22**

Distance -



**3/74 RUTHERGLEN CRESCENT  
GOWANBRAE VIC 3043**

3 2 2

Sold Price **\$757,000** Sold Date **15-Mar-22**

Distance -



**2/61 LOONGANA AVENUE  
GLENROY VIC 3046**

3 2 2

Sold Price **\$775,000** Sold Date **30-May-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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