

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

18 Vanderloo Road, Gowanbrae Vic 3043

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$841,000 Property Type House Suburb Gowanbrae

Period - From 03/06/2023 to 02/06/2024 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	13 Duranta Dr GOWANBRAE 3043	\$740,000	21/03/2024
2	29 Duranta Dr GOWANBRAE 3043	\$730,000	09/03/2024
3	1/74 Rutherglen Cr GOWANBRAE 3043	\$703,000	09/03/2024

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.~~

This Statement of Information was prepared on:

03/06/2024 09:40



Property Type: House (Res)

Agent Comments

3 bedroom home with 2 bathrooms and a single car garage & extra car space in driveway. Two living areas and a low maintenance courtyard. Opposite the park.

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

03/06/2023 - 02/06/2024: \$841,000

Comparable Properties



13 Duranta Dr GOWANBRAE 3043 (REI)



Price: \$740,000

Method: Sold Before Auction

Date: 21/03/2024

Property Type: House (Res)

Agent Comments

Similar style 3 bedroom, 2 bath property. Inferior due to being a tri level property, lack of second living space and inferior location (high density street). Superior due to 2 car garage.



29 Duranta Dr GOWANBRAE 3043 (REI/VG)



Price: \$730,000

Method: Sold Before Auction

Date: 09/03/2024

Rooms: 4

Property Type: House (Res)

Agent Comments

Similar style 3 bedroom, 2 bath property. Inferior due to being a tri level property, lack of second living space and inferior location (high density street). Superior due to 2 car garage.



1/74 Rutherglen Cr GOWANBRAE 3043 (REI/VG)



Price: \$703,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Res)

Agent Comments

Offers similar accommodation (3 bed, 2 bath, 1 car). Similar location. Inferior land size. Inferior outdoor area due to size and inferior finishes internally/externally.