

## 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

4 ALDER COURT 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

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$823,500

Property type

House

Suburb

Gowanbrae

Period-from

01 Jun 2023

to

31 May 2024

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

6 RUTHERGLEN CRESCENT GOWANBRAE VIC 3043	\$1,100,000	18-Jun-24
1 ROSE COURT GOWANBRAE VIC 3043	\$1,185,000	13-Mar-24

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.

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**6 RUTHERGLEN CRESCENT  
GOWANBRAE VIC 3043**

4 2 2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **18-Jun-24**

Distance **0.4km**



**1 ROSE COURT GOWANBRAE VIC  
3043**

4 2 8

Sold Price **\$1,185,000** Sold Date **13-Mar-24**

Distance **0.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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