

# 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

5 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)

Range between \$780,000 & \$830,000

### Median sale price

Median price \$725,000 Property Type Townhouse Suburb Gowanbrae

Period - From 16/01/2023 to 15/01/2024 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	8 Kalmia Mews GOWANBRAE 3043	\$738,000	01/09/2023
2	31 Duranta Dr GOWANBRAE 3043	\$725,000	18/11/2023
3			

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: 16/01/2024 11:48



 3  2  2

**Property Type:** Townhouse

**Agent Comments**

Tri Level Townhouse

**Indicative Selling Price**

\$780,000 - \$830,000

**Median Townhouse Price**

16/01/2023 - 15/01/2024: \$725,000

## Comparable Properties



**8 Kalmia Mews GOWANBRAE 3043 (REI/VG)**

 3  2  4

**Price:** \$738,000

**Method:** Sold Before Auction

**Date:** 01/09/2023

**Property Type:** House (Res)

**Agent Comments**

Similar Location, similar property, tight driveway access from street, clear city views



**31 Duranta Dr GOWANBRAE 3043 (REI)**

 3  2  4

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)

**Agent Comments**

Recent sale, comparable floorplan and home, inferior location

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.