## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address | 5 Duranta Drive, Gowanbrae Vic 3043

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$780,000		&		\$830,000				
Median sale p	rice								
Median price	\$725,000	Pro	operty Type	Том	nhouse/		Suburb	Gowanbrae	
Period - From	16/01/2023	to	15/01/2024		Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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





Christian lanchello 0433 627 462 christianianchello@jelliscraig.com.au





**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)



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)



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.

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

propertydata



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