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	6 Primrose Court, Gowanbrae Vic 3043

Indicative selling price

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

Single price $820,000

Median sale price

Median price $905,000 Property Type House Suburb Gowanbrae

Period - From 25/07/2023 to 24/07/2024 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	7 Forum Pl TULLAMARINE 3043	$840,500	13/07/2024
2	18 Vanderloo Rd GOWANBRAE 3043	$810,000	06/07/2024
3	12 Alder Ct GOWANBRAE 3043	$870,000	14/06/2024

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: 25/07/2024 11:09

6 Primrose Court, Gowanbrae Vic 3043



4 2 2

Property Type: House
Land Size: 495 sqm approx

Agent Comments

Indicative Selling Price
$820,000
Median House Price
25/07/2023 - 24/07/2024: $905,000

Comparable Properties



7 Forum Pl TULLAMARINE 3043 (REI)

3 2 2

Price: $840,500
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 575 sqm approx

Agent Comments



18 Vanderloo Rd GOWANBRAE 3043 (REI)

3 2 2

Price: $810,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)

Agent Comments



12 Alder Ct GOWANBRAE 3043 (REI)

4 3 2

Price: $870,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: House (Res)
Land Size: 452 sqm approx

Agent Comments

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

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