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	32 Duranta Drive, 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 $840,000 Property Type House Suburb Gowanbrae

Period - From 01/04/2023 to 31/03/2024 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	18 Vanderloo Rd GOWANBRAE 3043	$810,000	06/07/2024
2	2/49 Lytton St GLENROY 3046	$785,000	01/07/2024
3	13 Duranta Dr GOWANBRAE 3043	$740,000	21/03/2024

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: 10/07/2024 13:42

32 Duranta Drive, Gowanbrae Vic 3043

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4 3 2

Property Type: House

Agent Comments

4 bedroom, 3 bathroom property across levels. Has a double car garage. Some updates throughout including renovated kitchen.

Indicative Selling Price
$720,000 - $780,000
Median House Price
Year ending March 2024: $840,000

Comparable Properties



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

Similar style property - house with adjoining walls to next properties. Inferior due to lack of a 4th bedroom however superior due to second living area. Similar outdoor area - decked however superior in size.



2/49 Lytton St GLENROY 3046 (REI)

4 2 2

Price: $785,000
Method: Sold Before Auction
Date: 01/07/2024
Property Type: Townhouse (Res)
Land Size: 167 sqm approx

Agent Comments

Similar 4 bedroom property. Inferior due to being the second property in the block and a single car garage. Superior due to being a new build (new bathrooms, appliances, etc).



13 Duranta Dr GOWANBRAE 3043 (REI/VG)

3 2 4

Price: $740,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)

Agent Comments

Identical property in the same street. Most recent sale in the street. One less bedroom. Also has a renovated kitchen. Has extra parking spaces.

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