

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

10/112-118 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$440,000 & \$475,000

Median sale price

Median price \$498,750 Property Type Unit Suburb Gardenvale

Period - From 09/05/2023 to 08/05/2024 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	114/317 New St BRIGHTON 3186	\$475,000	07/03/2024
2	205/28 Riddell Pde ELSTERNWICK 3185	\$455,000	26/03/2024
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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:

09/05/2024 11:32



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$475,000

Median Unit Price

09/05/2023 - 08/05/2024: \$498,750

Comparable Properties



114/317 New St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 07/03/2024

Property Type: Apartment



205/28 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment

Land Size: 54 sqm approx

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.

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