

## 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

5/48 Magnolia Road, Gardenvale Vic 3185

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$275,000

&

\$295,000

#### Median sale price\*

Median price \$307,500

House

Unit

X

Suburb

Gardenvale

Period - From 18/07/2017

to

17/07/2018

Source

propertydata

#### 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	2/8 Gardenia Rd GARDENVALE 3185	\$290,000	06/04/2018
2	11/48 Magnolia Rd GARDENVALE 3185	\$290,000	17/02/2018
3	5/177 North Rd GARDENVALE 3185	\$277,000	08/05/2018

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.

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 11 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

5/48 Magnolia Road, Gardenvale Vic 3185

**hockingstuart**

Sam Gilchrist

8532 5200

0497 499 398

sgilchrist@hockingstuart.com.au

**Indicative Selling Price**

\$275,000 - \$295,000

**Median Unit Price \***

18/07/2017 - 17/07/2018: \$307,500

\* Agent calculated median based on 11 sales



 1  - 

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**2/8 Gardenia Rd GARDENVALE 3185 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 06/04/2018

**Rooms:** -

**Property Type:** Apartment

**11/48 Magnolia Rd GARDENVALE 3185 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 17/02/2018

**Rooms:** 3

**Property Type:** Apartment



**5/177 North Rd GARDENVALE 3185 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$277,000

**Method:** Private Sale

**Date:** 08/05/2018

**Rooms:** -

**Property Type:** Apartment