

Sam Gilchrist 8532 5200 0497 499 398 sgilchrist@hockingstuart.com.au

#### 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	of this price see co	nsumer.vic.gov.au/u	ınderquoting
		1	

Range between \$275,000	Š.	\$295,000
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#### Median sale price\*

Median price	\$307,500	Hou	se	Unit	Х	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.

Add	dress 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.

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<sup>\*</sup> 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.

## hockingstuart

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> **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







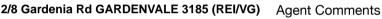
Property Type: Strata Unit/Flat

Agent Comments



### Comparable Properties











Price: \$290,000 Method: Private Sale Date: 06/04/2018 Rooms: -



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







Price: \$290,000 Method: Private Sale Date: 17/02/2018 Rooms: 3

Property Type: Apartment

**Agent Comments** 

Agent Comments



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





Price: \$277,000 Method: Private Sale Date: 08/05/2018

Rooms: -

Property Type: Apartment

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