

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

8/58 Lantana Road Gardenvale VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$309,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Gardenvale

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

2/468 Kooyong Road Caulfield South VIC 3162	\$275,000	12-Nov-20
16/18 Cochrane Street Brighton VIC 3186	\$298,000	06-Oct-20
40/18 Cochrane Street Brighton VIC 3186	\$315,000	09-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 12 February 2021

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**2/468 Kooyong Road Caulfield
South VIC 3162**

1
 1
 1

Sold Price

\$275,000Sold Date **12-Nov-20**

Distance

0.13km

**16/18 Cochrane Street Brighton VIC
3186**

1
 1
 1

Sold Price

\$298,000Sold Date **06-Oct-20**

Distance

1.4km

**40/18 Cochrane Street Brighton
VIC 3186**

1
 1
 1

Sold Price

\$315,000Sold Date **09-Oct-20**

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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