

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

1/52 Gardenvale Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$975,000

&

\$1,050,000

Median sale price

Median price \$1,023,000

Property Type Unit

Suburb Caulfield South

Period - From 01/10/2022

to

30/09/2023

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	2/23 Landcox St BRIGHTON EAST 3187	\$1,100,000	29/09/2023
2			
3			

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:

11/12/2023 13:03



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$975,000 - \$1,050,000
Median Unit Price
Year ending September 2023: \$1,023,000

Comparable Properties



2/23 Landcox St BRIGHTON EAST 3187 (REI) Agent Comments

 3  1  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 29/09/2023
Property Type: Unit

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.