

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 79 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price*

Median price House Unit Suburb Gardenvale
Period - From to Source

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	30 Hartington St ELSTERNWICK 3185	\$1,480,000	02/01/2019
2	38 Almond St CAULFIELD SOUTH 3162	\$1,380,000	28/10/2018
3	179 North Rd GARDENVALE 3185	\$1,301,500	10/11/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: House

Land Size: 443 sqm approx

Agent Comments

Comparable Properties



30 Hartington St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$1,480,000

Method: Sale

Date: 02/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 387 sqm approx



38 Almond St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 28/10/2018

Rooms: -

Property Type: House (Res)



179 North Rd GARDENVALE 3185 (REI/VG)

Agent Comments



Price: \$1,301,500

Method: Auction Sale

Date: 10/11/2018

Rooms: 6

Property Type: House (Res)

Land Size: 418 sqm approx