

## 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

5/43 Lantana 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 \$300,000

&

\$315,000

#### 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 | 3/48 Magnolia Rd GARDENVALE 3185  | \$315,000 | 25/08/2017   |
| 2 | 6/49 Clarence St ELSTERNWICK 3185 | \$315,000 | 26/08/2017   |
| 3 | 4/8 Gardenia Rd GARDENVALE 3185   | \$300,000 | 09/12/2017   |

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.



1   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$315,000  
**No median price available**

## Comparable Properties

**3/48 Magnolia Rd GARDENVALE 3185 (VG)**

**Agent Comments**

1   -   -

**Price:** \$315,000  
**Method:** Sale  
**Date:** 25/08/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**6/49 Clarence St ELSTERNWICK 3185 (REI)**

**Agent Comments**

1   1   1

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 26/08/2017  
**Rooms:** 3  
**Property Type:** Apartment



**4/8 Gardenia Rd GARDENVALE 3185 (REI)**

**Agent Comments**

1   1   1

**Price:** \$300,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Apartment