

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

1/2 Lucy Street, Gardenvale Vic 3185

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$641,500

Property Type Unit

Suburb Gardenvale

Period - From 15/10/2018

to 14/10/2019

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	4/434 Kooyong Rd CAULFIELD SOUTH 3162	\$676,000	29/06/2019
2	4/18 Magnolia Rd GARDENVALE 3185	\$643,000	12/10/2019
3	8/112-118 Gardenvale Rd GARDENVALE 3185	\$640,000	07/06/2019

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:

15/10/2019 15:58



2
 1
 1

Rooms: 1

Property Type: Apartment

Agent Comments

Savvy ground floor 2 bedroom security apartment with polished concrete floors, enjoying an entry hall with storage; gorgeous living and dining room with balcony, brilliant kitchen/meals, 2 spacious bedrooms (BIRs), sparkling bathroom, separate laundry, intercom access, gas heating & undercover parking. In a beautifully maintained garden block, footsteps to cafes, Martin Street eateries and Gardenvale station.

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

15/10/2018 - 14/10/2019: \$641,500

Comparable Properties



4/434 Kooyong Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2
 2
 2

Price: \$676,000

Method: Auction Sale

Date: 29/06/2019

Property Type: Apartment



4/18 Magnolia Rd GARDENVALE 3185 (REI)

Agent Comments

2
 1
 1

Price: \$643,000

Method: Auction Sale

Date: 12/10/2019

Rooms: 4

Property Type: Apartment



8/112-118 Gardenvale Rd GARDENVALE 3185 (REI)

Agent Comments

2
 2
 1

Price: \$640,000

Method: Private Sale

Date: 07/06/2019

Property Type: Unit