

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

92 GARDENVALE 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

or range
between

\$2,500,000

&

\$2,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,007,500

Property type

House

Suburb

Gardenvale

Period-from

01 Feb 2022

to

31 Jan 2023

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

24 PRENTICE STREET ELSTERNWICK VIC 3185	\$2,570,000	10-Sep-22
26 BERTRAM STREET ELSTERNWICK VIC 3185	\$2,650,000	17-Sep-22
10 SEYMOUR ROAD ELSTERNWICK VIC 3185	\$2,740,000	11-Aug-22

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: 03 February 2023

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**24 PRENTICE STREET
ELSTERNWICK VIC 3185**

4 3 2

Sold Price **\$2,570,000** Sold Date **10-Sep-22**

Distance **1.63km**

**26 BERTRAM STREET
ELSTERNWICK VIC 3185**

4 2 1

Sold Price **\$2,650,000** Sold Date **17-Sep-22**

Distance **0.36km**

**10 SEYMOUR ROAD ELSTERNWICK
VIC 3185**

3 2 1

Sold Price **\$2,740,000** Sold Date **11-Aug-22**

Distance **1.87km**
RS = Recent sale

UN = Undisclosed Sale

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