

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

50 Begonia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between

\$2,000,000

&

\$2,100,000

Median sale price

Median price

\$1,895,000

Property Type

House

Suburb

Gardenvale

Period - From

21/10/2019

to

20/10/2020

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	7 Griffiths Gr BRIGHTON EAST 3187	\$2,100,000	10/06/2020
2	528 Kooyong Rd CAULFIELD SOUTH 3162	\$2,100,000	06/07/2020
3	720 Hawthorn Rd BRIGHTON EAST 3187	\$2,100,000	25/06/2020

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:

21/10/2020 13:07

50 Begonia Road, Gardenvale Vic 3185

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

21/10/2019 - 20/10/2020: \$1,895,000



4 3 5

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



7 Griffiths Gr BRIGHTON EAST 3187 (REI/VG) Agent Comments

5 2 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 10/06/2020

Rooms: 10

Property Type: House (Res)

Land Size: 668 sqm approx



528 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

4 3 3

Price: \$2,100,000

Method: Private Sale

Date: 06/07/2020

Property Type: House

Land Size: 598 sqm approx



720 Hawthorn Rd BRIGHTON EAST 3187 (REI) Agent Comments

6 3 2

Price: \$2,100,000

Method: Private Sale

Date: 25/06/2020

Property Type: House

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.