

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/58 Lantana Road Gardenvale, 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 \$300,000

Median sale price

Median price \$496,500

Property type Apartment

Suburb Gardenvale

Period - From 01/10/2022

to 31/12/2022

Source REIV

Comparable property sales

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
7/5 Rusden Street Elsternwick 3185	\$317,500	01/03/2023
8/5a Rusden Street Elsternwick 3185	\$315,000	25/01/2023
12/5 Duke Street Caulfield South 3161	\$315,000	18/04/2023

This Statement of Information was prepared on: 18/05/2023