

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

90 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$2,325,000

Property Type

House

Suburb

Gardenvale

Period - From

01/07/2023

to

30/06/2024

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	73 Cole St BRIGHTON 3186	\$2,120,000	24/08/2024
2	11b Elm Gr BRIGHTON 3186	\$1,875,000	16/04/2024
3	53 Gardenvale Rd GARDENVALE 3185	\$1,820,000	16/03/2024

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:

03/09/2024 11:43



2 1 2

Property Type: House (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending June 2024: \$2,325,000

Comparable Properties



73 Cole St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$2,120,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)



11b Elm Gr BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,875,000
Method: Private Sale
Date: 16/04/2024
Property Type: Unit



53 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

3 2 1

Price: \$1,820,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 391 sqm approx