

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 3/51 Begonia Road, Gardenvale Vic 3185

Indicative selling price

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

Single price - or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$578,000 Property type Unit Suburb GARDENVALE

Period - From 01/01/2020 to 31/03/2020 Source REIV

Comparable property sales

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
2a Oak Cr CAULFIELD NORTH 3161	\$1,380,000	30/05/2020
1/26 Narong Rd CAULFIELD NORTH 3161	\$1,180,000	27/03/2020
1/412 Glen Eira Rd CAULFIELD 3162	\$1,385,000	03/06/2020

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: 13/07/2020