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	11/43 LANTANA 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	$295,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,250	Property type	Unit	Suburb	Gardenvale
Period-from	01 Dec 2021	to	30 Nov 2022	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
1/37 LANTANA ROAD GARDENVALE VIC 3185	$280,000	09-Aug-22
7/7 GARDENIA ROAD GARDENVALE VIC 3185	$285,000	31-Oct-22
8/118A MURRAY STREET CAULFIELD VIC 3162	$340,000	08-Nov-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: 09 December 2022

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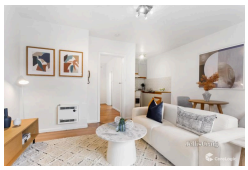
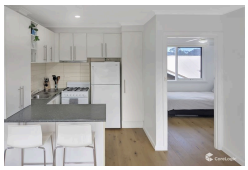


1/37 LANTANA ROAD GARDENVALE VIC 3185

1 1 1

Sold Price **$280,000** Sold Date **09-Aug-22**

Distance **0.04km**

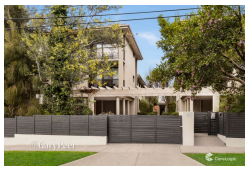


7/7 GARDENIA ROAD GARDENVALE VIC 3185

1 1 1

Sold Price RS **$285,000** UN Sold Date **31-Oct-22**

Distance **0.34km**



8/118A MURRAY STREET CAULFIELD VIC 3162

1 1 1

Sold Price RS **$340,000** UN Sold Date **08-Nov-22**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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