

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

5/177 North Road, Gardenvale Vic 3185

Indicative selling price

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

Single price

\$284,900

Median sale price*

Median price

\$329,750

House

Unit

X

Suburb

Gardenvale

Period - From

21/09/2017

to

21/02/2018

Source

Property Data

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	4/8 Gardenia Rd GARDENVALE 3185	\$300,000	09/12/2017
2	7/7 Gardenia Rd GARDENVALE 3185	\$295,000	09/12/2017
3	3/44 Clarence St ELSTERNWICK 3185	\$286,000	30/10/2017

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 12 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/8 Gardenia Rd GARDENVALE 3185 (REI)

Agent Comments



Price: \$300,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Apartment



7/7 Gardenia Rd GARDENVALE 3185 (REI)

Agent Comments



Price: \$295,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Apartment



3/44 Clarence St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$286,000

Method: Sold After Auction

Date: 30/10/2017

Rooms: -

Property Type: Apartment