

# 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 87 Gardenvale Road Gardenvale

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$ or range between \$1,900,000 & \$2,090,000

## Median sale price

Median price \$1,991,000 Property type HOUSE Suburb GARDENVALE

Period - From 01/07/2020 to 30/06/2021 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 31 Ludbrook Avenue, Caulfield South | \$ 2,200,000 | 07/05/2021   |
| 2 6 Oswald Street, Elsternwick        | \$ 2,155,000 | 05/06/2021   |
| 3 14 Cheeseman Avenue, Brighton East  | \$ 2,053,000 | 30/03/2021   |

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: Monday 26<sup>th</sup> July 2021

  
Agent

  
Vendor

Vendor

26.07.2021  
Date

26.07.2021  
Date

Date