

## 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 38 Magnolia Road, Gardenvale Vic 3185

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,585,000

#### Median sale price\*

Median price \$1,880,000 House X Unit Suburb Gardenvale

Period - From 01/11/2017 to 01/04/2018 Source Corelogic RP 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	24b Bealiba Rd CAULFIELD SOUTH 3162	\$1,680,000	21/03/2018
2	1/425 New St BRIGHTON 3186	\$1,675,000	22/08/2018
3	24a Bealiba Rd CAULFIELD SOUTH 3162	\$1,630,000	19/08/2018

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.



3 2 2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**24b Bealiba Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 21/03/2018

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 288 sqm approx



**1/425 New St BRIGHTON 3186 (REI)**

Agent Comments

3 2 2

**Price:** \$1,675,000

**Method:** Private Sale

**Date:** 22/08/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**24a Bealiba Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments

3 3 2

**Price:** \$1,630,000

**Method:** Auction Sale

**Date:** 19/08/2018

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 386 sqm approx