

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 6/18 Magnolia Road, Gardenvale Victoria 3185

Indicative selling price

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

Single price N/A or range between \$500,000 & \$550,000

Median sale price

Median price \$498,000 Property type Apartment Suburb GARDENVALE

Period - From 01/01/2024 to 31/03/2024 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
1. 8/5 Duke St CAULFIELD SOUTH 3162	\$540,000	25/03/2024
2. 18/481-483 Kooyong Rd ELSTERNWICK 3185	\$515,000	03/03/2024
3. 1/81 Clarence St CAULFIELD SOUTH 3162	\$510,000	25/03/2024

This Statement of Information was prepared on: 15/05/2024