

# 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

63 Gardenvale 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)

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,991,000

Property Type House

Suburb Gardenvale

Period - From 12/08/2020

to

11/08/2021

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	887 Glen Huntly Rd CAULFIELD 3162	\$1,730,000	19/06/2021
2	6 Almond St CAULFIELD SOUTH 3162	\$1,700,000	07/04/2021
3	20 Coronation St BRIGHTON EAST 3187	\$1,690,000	17/04/2021

**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:

12/08/2021 12:58



3   2   3

**Property Type:** House  
**Land Size:** 460 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

12/08/2020 - 11/08/2021: \$1,991,000

## Comparable Properties



**887 Glen Huntly Rd CAULFIELD 3162 (REI/VG)**   **Agent Comments**

4   3   1

**Price:** \$1,730,000  
**Method:** Auction Sale  
**Date:** 19/06/2021  
**Property Type:** House (Res)



**6 Almond St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

4   2   1

**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 07/04/2021  
**Property Type:** House  
**Land Size:** 388 sqm approx



**20 Coronation St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$1,690,000  
**Method:** Auction Sale  
**Date:** 17/04/2021  
**Property Type:** House (Res)  
**Land Size:** 333 sqm approx