Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale						
Address Including suburb and postcode	5/15 Gardenia Road, Gardenvale Vic 3185					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$495	&	\$540,00	00			
Median sale price*						
Median price	F	Property Type		Sul	burb Gardenvale	
Period - From	to)	s	ource		
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
1 302/2a Royal Pde CAULFIELD SOUTH 3162					\$528,000	21/10/2024
2 206/687 Glen Huntly Rd CAULFIELD 3162					\$520,000	03/08/2024
3 5/112-118 Gardenvale Rd GARDENVALE 3185					\$540,000	01/08/2024
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: 26/11/2024 09:59						024 09:59
* When this Statement of Information was prepared, publicly available information providing median sale						



prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



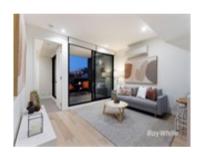




Property Type: Apartment Agent Comments

Indicative Selling Price \$495,000 - \$540,000 No median price available

Comparable Properties



302/2a Royal Pde CAULFIELD SOUTH 3162 (REI)

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Price: \$528,000 Method: Private Sale Date: 21/10/2024

Property Type: Apartment

Agent Comments



206/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

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Agent Comments

Price: \$520,000 Method: Auction Sale Date: 03/08/2024 Property Type: Unit



5/112-118 Gardenvale Rd GARDENVALE 3185 (REI)

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Price: \$540,000 Method: Auction Sale Date: 01/08/2024

Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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