

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

9 Lantana Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,270,000

Property Type House

Suburb Gardenvale

Period - From 02/05/2021

to

01/05/2022

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	20 Cheeseman Av BRIGHTON EAST 3187	\$1,995,000	03/04/2022
2	299 Kooyong Rd ELSTERNWICK 3185	\$1,980,000	20/02/2022
3	165 Sycamore St CAULFIELD SOUTH 3162	\$1,825,000	10/03/2022

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:

02/05/2022 10:53



Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

02/05/2021 - 01/05/2022: \$2,270,000

Comparable Properties



20 Cheeseman Av BRIGHTON EAST 3187 (REI)

Agent Comments

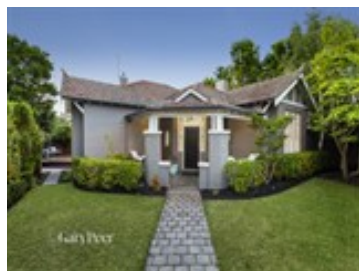


Price: \$1,995,000

Method: Auction Sale

Date: 03/04/2022

Property Type: House (Res)



299 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,980,000

Method: Auction Sale

Date: 20/02/2022

Property Type: House (Res)

Land Size: 496 sqm approx



165 Sycamore St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,825,000

Method: Auction Sale

Date: 10/03/2022

Property Type: House (Res)

Land Size: 450 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000