

## 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 89 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 \$1,050,000 & \$1,150,000

#### Median sale price\*

Median price House Unit Suburb Gardenvale

Period - From to Source

#### 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	28a Spring Rd CAULFIELD SOUTH 3162	\$1,120,000	16/06/2018
2	3a Ellington St CAULFIELD SOUTH 3162	\$1,085,000	29/07/2018
3	89 Gardenvale Rd GARDENVALE 3185	\$277,500	16/12/1999

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.

\* 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.



3   
 1   
 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 383 sqm approx

Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
 No median price available

## Comparable Properties



**28a Spring Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

2   
 1   
 2

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** 4

**Property Type:** House - Semi-detached

**Land Size:** 230 sqm approx



**3a Ellington St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 29/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 367 sqm approx

**89 Gardenvale Rd GARDENVALE 3185 (VG)**

Agent Comments

3   
 -   
 -

**Price:** \$277,500

**Method:** Sale

**Date:** 16/12/1999

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 383 sqm approx