
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 49a Magnolia Road, Gardenvale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$2,100,000 & \$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$653,000 *House *Unit x Suburb Elsternwick

Period - From 1/10/18 to 31/12/18 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 Dunoon Ct, Brighton East 3187	\$2,830,000	13/10/18
23b Trevascus St, Caulfield South	\$2,300,000	30/10/18
3.12 St James Park Drive, Brighton	\$2,200,000	26/11/18