

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 51 Magnolia Road GARDENVALE 3185 VIC

Indicative selling price

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

range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,300,000 Property type House Suburb Elsternwick

Period - From 1/10/2021 to 31/12/2021 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
97 Orrong Rd ELSTERNWICK 3185 VIC	\$2,749,000	05/01/2022
124 Murray St CAULFIELD 3162 VIC	\$2,550,000	13/01/2022
29 Parkside St ELSTERNWICK 3185	\$2,608,000	04/12/2021

This Statement of Information was prepared on: 3/02/2022