

# 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

10/48 Magnolia 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)

Single price

\$289,000

### Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

Gardenvale

Period - From

01/04/2024

to

30/06/2024

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 | 12/48 Magnolia Rd GARDENVALE 3185 | \$280,000 | 05/07/2024   |
| 2 | 5/177 North Rd GARDENVALE 3185    | \$288,888 | 21/04/2024   |
| 3 | 8/15 Elm Av ELSTERNWICK 3185      | \$280,000 | 17/02/2024   |

**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:

13/08/2024 16:27



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$289,000

**Median Unit Price**  
June quarter 2024: \$480,000

## Comparable Properties



**12/48 Magnolia Rd GARDENVALE 3185 (REI)** **Agent Comments**

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 05/07/2024  
**Property Type:** Apartment



**5/177 North Rd GARDENVALE 3185 (REI)** **Agent Comments**

 1  1  1

**Price:** \$288,888  
**Method:** Private Sale  
**Date:** 21/04/2024  
**Property Type:** Unit



**8/15 Elm Av ELSTERNWICK 3185 (REI)** **Agent Comments**

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**Price:** \$280,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300