

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

9/37 Lantana Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$275,000 & \$295,000

Median sale price

Median price \$2,230,000 Property Type House Suburb Gardenvale

Period - From 08/04/2020 to 07/04/2021 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	40/18 Cochrane St BRIGHTON 3186	\$315,000	09/10/2020
2	16/18 Cochrane St BRIGHTON 3186	\$298,000	14/10/2020
3	2/468 Kooyong Rd CAULFIELD SOUTH 3162	\$275,000	12/11/2020

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:

08/04/2021 09:41



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$275,000 - \$295,000

Median House Price

08/04/2020 - 07/04/2021: \$2,230,000

Comparable Properties



40/18 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$315,000

Method: Private Sale

Date: 09/10/2020

Property Type: Apartment



16/18 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$298,000

Method: Private Sale

Date: 14/10/2020

Property Type: Apartment



2/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

1
 1
 1

Price: \$275,000

Method: Sold Before Auction

Date: 12/11/2020

Property Type: Apartment