Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/49 Lantana Road, Gardenvale Vic 3185

Indicative selling price

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

Single price \$450,000

Median sale price

Median price	\$516,000	Pro	perty Type Unit	:	Subu	rb Gardenvale
Period - From	25/06/2019	to	24/06/2020	Sou	rce 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.

Ado	dress of comparable property	Price	Date of sale
1	35/18 Cochrane St BRIGHTON 3186	\$495,000	14/01/2020
2	7/4 Yorston Ct ELSTERNWICK 3185	\$428,500	16/05/2020
3	30/2 Gordon St ELSTERNWICK 3185	\$400,000	06/05/2020

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:

25/06/2020 10:58





Rebecca Beacall 9194 1200



Property Type: Apartment Agent Comments

0421 664 027 rebeccabeacall@jelliscraig.com.au **Indicative Selling Price**

\$450,000 **Median Unit Price** 25/06/2019 - 24/06/2020: \$516,000

Modernised north facing 1st floor 2 bedroom 60s apartment featuring a sun drenched living & dining area, stylish kitchen with meals/study, 2 big bedrooms (BIRs), a striking bathroom, panel heating and a carport. Near Gardenvale Park, walk to Martin Street cafes & train.

Comparable Properties



35/18 Cochrane St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$495,000 Method: Private Sale Date: 14/01/2020 Property Type: Unit

7/4 Yorston Ct ELSTERNWICK 3185 (REI)

Agent Comments





Price: \$428,500 Method: Auction Sale Date: 16/05/2020 Property Type: Apartment



30/2 Gordon St ELSTERNWICK 3185 (REI)



Agent Comments

Price: \$400.000 Method: Private Sale Date: 06/05/2020 Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.