

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

6/49 Lantana Road, Gardenvale Vic 3185

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$516,000

Property Type

Unit

Suburb

Gardenvale

Period - From

25/06/2019

to

24/06/2020

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.

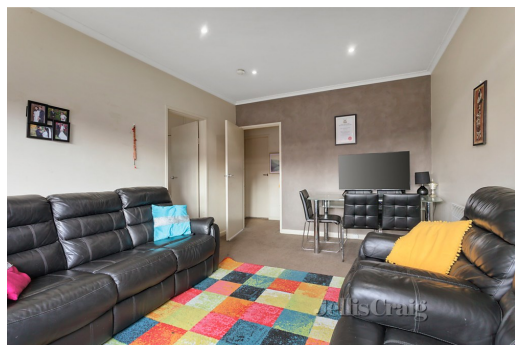
	Address of comparable property	Price	Date of sale
1	35/18 Cochrane St BRIGHTON 3186	\$495,000	14/01/2020
2	7/4 Yorston Ct ELSTERNWICK 3185	\$428,500	16/05/2020
3	30/2 Gordon St ELSTERNWICK 3185	\$400,000	06/05/2020

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



Property Type: Apartment

Agent Comments

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