

2/27 Begonia Road, Gardenvale VIC 3185



## Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

### Property offered for sale

Address Including suburb and postcode.	<b>2/27 Begonia Road, Gardenvale VIC 3185</b>
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*delete single price or range as applicable)

Single Price \$  or range between \$  & \$

### Median sale price

(\*Select house or unit as applicable)

Median Price \$  \*House ☐ \*Unit ☒ Suburb or Locality   
Period – from  to  Source

### Comparable property sales

- ☐ B\* ☒ **Either** 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 6 months.\*
- ☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6 months.\*

\* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. “