

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 40 Begonia Rd, Gardenvale Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price N/A or range between \$1,600,000 & \$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,165,000 *House x *Unit Suburb Elsternwick

Period - From 01/01/2017 to 31/12/2017 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
85 Gardenvale Rd GARDENVALE 3185	\$ 1,952,000	12/11/2017
339 Kooyong Rd ELSTERNWICK 3185	\$ 1,838,000	26/11/2017
16 Saturn St CAULFIELD SOUTH 3162	\$ 1,830,000	15/11/2017