

# 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

26 Lantana Road, Gardenvale Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$1,441,500

Property Type House

Suburb Gardenvale

Period - From 13/11/2018

to

12/11/2019

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	15 Magnolia Rd GARDENVALE 3185	\$1,525,000	09/11/2019
2	46 Spring Rd CAULFIELD SOUTH 3162	\$1,460,000	19/10/2019
3			

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:

13/11/2019 15:19

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**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

13/11/2018 - 12/11/2019: \$1,441,500



 3  2  1

**Property Type:** House (Res)

**Land Size:** 476 sqm approx

**Agent Comments**

## Comparable Properties



**15 Magnolia Rd GARDENVALE 3185 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,525,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 523 sqm approx



**46 Spring Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Rooms:** 4

**Property Type:** House - Semi-detached

**Land Size:** 424 sqm approx

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.