

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

3/48 MAGNOLIA ROAD 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

or range
between

\$275,000

&

\$302,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$363,750

Property type

Unit

Suburb

Gardenvale

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

10/48 MAGNOLIA ROAD GARDENVALE VIC 3185	\$295,000	31-Aug-24
7/11 SHOOBRA ROAD ELSTERNWICK VIC 3185	\$290,000	04-Nov-24
25/18 COCHRANE STREET BRIGHTON VIC 3186	\$295,000	29-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 20 January 2025



**10/48 MAGNOLIA ROAD
 GARDENVALE VIC 3185**

1 1 1

Sold Price **\$295,000** Sold Date **31-Aug-24**

Distance **0km**

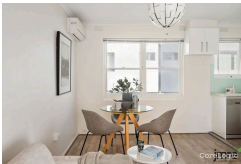


**7/11 SHOOBRA ROAD
 ELSTERNWICK VIC 3185**

1 1 -

Sold Price **\$290,000** Sold Date **04-Nov-24**

Distance **1.18km**



**25/18 COCHRANE STREET
 BRIGHTON VIC 3186**

1 1 -

Sold Price **\$295,000** Sold Date **29-Aug-24**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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