

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

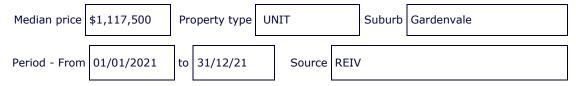
Address	
Including suburb and	9/58 Lantana Road, Gardenvale VIC 3185
postcode	

Indicative selling price

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

Single price \$	or range between	\$270,000	&	\$290,000
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Median sale price



Comparable property sales

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. 6/399 Kooyong Road ELSTERNWICK 3185	\$307,500	23/11/2021
2. 12/8 Gardenia Road GARDENVALE 3185	\$285,000	08/11/2021
3. 1/55 Filbert Street CAULFIELD SOUTH 3162	\$280,000	23/12/2021

This Statement of Information was prepared on:	29/01/2022
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