

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

201/111 GARDENVALE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,220,000

Property type

Other

Suburb

Gardenvale

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-------------|-----------|
| 204/116 MARTIN STREET BRIGHTON VIC 3186 | \$857,500 | 27-Oct-23 |
| 201/34 WARLEIGH GROVE BRIGHTON VIC 3186 | \$1,030,000 | 28-Mar-24 |
| 2/129-133 ORMOND ESPLANADE ELWOOD VIC 3184 | \$988,000 | 27-Mar-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: 19 April 2024

**204/116 MARTIN STREET
BRIGHTON VIC 3186**

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Sold Price ^{RS} **\$857,500** ^{UN} Sold Date **27-Oct-23**Distance **0.43km****201/34 WARLEIGH GROVE
BRIGHTON VIC 3186**

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Sold Price ^{RS} **\$1,030,000** ^{UN} Sold Date **28-Mar-24**Distance **0.77km****2/129-133 ORMOND ESPLANADE
ELWOOD VIC 3184**

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Sold Price ^{RS} **\$988,000** Sold Date **27-Mar-24**Distance **1.75km****RS** = Recent sale**UN** = Undisclosed Sale

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