

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

1/48 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

\$300,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Gardenvale

Period-from

01 Mar 2019

to

29 Feb 2020

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

| | | |
|---|-----------|-----------|
| 5/49 Clarence Street Elsternwick VIC 3185 | \$320,000 | 24-Nov-19 |
| | | |
| | | |

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: 21 March 2020



**5/49 Clarence Street Elsternwick
VIC 3185**

 1  1  1

Sold Price

\$320,000

Sold Date

24-Nov-19

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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