

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

21 Lantana Road, Gardenvale Vic 3185

Indicative selling price

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

Single price

\$1,249,000

Median sale price

Median price

\$2,110,500

Property Type

House

Suburb

Gardenvale

Period - From

05/06/2020

to

04/06/2021

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	34 Carlingford St ELSTERNWICK 3185	\$1,450,000	29/05/2021
2	413 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,180,000	22/05/2021
3	33b Cluden St BRIGHTON EAST 3187	\$1,262,000	08/05/2021

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:

05/06/2021 12:02



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,249,000

Median House Price

05/06/2020 - 04/06/2021: \$2,110,500

Comparable Properties



34 Carlingford St ELSTERNWICK 3185 (REI)

Agent Comments

🛏 2 🛋 1 🚗 1

Price: \$1,450,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House

Land Size: 288 sqm approx

413 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

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Price: \$1,180,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)



33b Cluden St BRIGHTON EAST 3187 (REI)

Agent Comments

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Price: \$1,262,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)