

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 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

Single price

or range between

\$300,000

&

\$330,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

GARDENVALE

Period - From

November 2023

to

December 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

Address of comparable property	Price	Date of sale
10/48 MAGNOLIA ROAD GARDENVALE VIC 3185	\$295,000	31/08/2024
3/58 LANTANA ROAD GARDENVALE VIC 3185	\$292,000	22/05/2024
5/177 NORTH ROAD GARDENVALE VIC 3185	\$288,888	22/04/2024

This Statement of Information was prepared on: 2/12/2024