

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

4/48 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, and delete this sentence)

Range
between \$290,000 & \$315,000

Median sale price

Median price \$553,500 House Unit X Suburb Gardenvale

Period - From 01/02/2019 to 27/05/2019 Source REIV

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Elwood) estate agent and (Damian De Silva) consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 1 303/18 Mc Combie Street, Elsternwick 3185 | \$410,00 | 21/02/2019 |
| 2 16/481 Kooyong Road, Elsternwick 3185 | \$341,000 | 16/03/2019 |
| 3 2/14 Olive Street, Caulfield South 3162 | \$260,000 | 04/05/2019 |