

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

7/7 GARDENIA 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Gardenvale

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/37 LANTANA ROAD GARDENVALE VIC 3185	\$280,000	04-Aug-22
7/48 MAGNOLIA ROAD GARDENVALE VIC 3185	\$275,000	22-Feb-22
9/58 LANTANA ROAD GARDENVALE VIC 3185	\$295,000	10-Mar-22

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: 20 September 2022

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**1/37 LANTANA ROAD
GARDENVALE VIC 3185**

1 1 1

Sold Price ^{RS} **\$280,000** Sold Date **04-Aug-22**

Distance **0.31km**



**7/48 MAGNOLIA ROAD
GARDENVALE VIC 3185**

1 1 1

Sold Price **\$275,000** Sold Date **22-Feb-22**

Distance **0.33km**



**9/58 LANTANA ROAD
GARDENVALE VIC 3185**

1 1 1

Sold Price **\$295,000** Sold Date **10-Mar-22**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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