### 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	8/112-118 Gardenvale Road, Gardenvale Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$700,000	&	\$750,000
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#### Median sale price

Median price	\$581,000	Pro	perty Type	Jnit	]	Suburb	Gardenvale
Period - From	10/02/2024	to	09/02/2025	So	ource	Property	v Data

### 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

Add	dress of comparable property	Price	Date of sale
1	13/41 Horne St ELSTERNWICK 3185	\$775,000	18/01/2025
2	210/241 Glen Huntly Rd ELSTERNWICK 3185	\$799,900	10/12/2024
3	18/378 Glen Huntly Rd ELSTERNWICK 3185	\$715,000	09/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2025 10:00

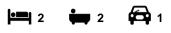


## Chisholm&Gamon

Corey Pabst 0431 928 914 cpabst@chisholmgamon.com.au

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price 10/02/2024 - 09/02/2025: \$581,000





**Property Type:** Apartment Agent Comments

# Comparable Properties



13/41 Horne St ELSTERNWICK 3185 (REI)

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**3** 2

**Agent Comments** 

Price: \$775,000 Method: Private Sale Date: 18/01/2025

Property Type: Apartment



210/241 Glen Huntly Rd ELSTERNWICK 3185 (VG)

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**Agent Comments** 

Price: \$799,900 Method: Sale Date: 10/12/2024

Property Type: Strata Unit/Flat



18/378 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

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Agent Comments

Price: \$715,000 Method: Private Sale Date: 09/12/2024

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



