

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 10/112-118 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price*

Median price House Unit Suburb Gardenvale

Period - From to Source

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	204/2 Kingsley St ELWOOD 3184	\$443,000	30/10/2017
2	25/568 New St BRIGHTON 3186	\$437,000	09/12/2017
3	235/211 Bay St BRIGHTON 3186	\$420,000	19/02/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
No median price available

Comparable Properties



204/2 Kingsley St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$443,000
Method: Private Sale
Date: 30/10/2017
Rooms: -
Property Type: Apartment



25/568 New St BRIGHTON 3186 (REI)

Agent Comments

1 1 1

Price: \$437,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 2
Property Type: Apartment



235/211 Bay St BRIGHTON 3186 (REI)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 19/02/2018
Rooms: -
Property Type: Apartment