

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 14 Begonia Road, Gardenvale VIC 3185

Indicative selling price

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

Single price - or range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,952,500 Property type House Suburb Gardenvale

Period - From 24/04/2022 to 23/04/2023 Source REIV

Comparable property sales

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	496 Kooyong Road, Caulfield South 3162	\$2,080,000	10/02/2023
2	55 Centre Road, Brighton East 3187	\$1,990,000	25/03/2023
3	10 Duke St, Caulfield South 3162	\$1,970,000	18/03/2023

This Statement of Information was prepared on: 24/04/2023