

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 85a Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,820,000 Property Type House Suburb Gardenvale

Period - From 13/03/2023 to 12/03/2024 Source REIV

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	16a Eloura Av BRIGHTON EAST 3187	\$2,230,000	09/12/2023
2	16b Eloura Av BRIGHTON EAST 3187	\$2,185,000	09/12/2023
3	3a Louise St BRIGHTON EAST 3187	\$2,180,000	12/10/2023

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.~~

This Statement of Information was prepared on: 13/03/2024 10:47



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
13/03/2023 - 12/03/2024: \$1,820,000

Comparable Properties



16a Eloura Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,230,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)



16b Eloura Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,185,000
Method: Private Sale
Date: 09/12/2023
Property Type: Townhouse (Single)



3a Louise St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,180,000
Method: Auction Sale
Date: 12/10/2023
Property Type: Townhouse (Res)

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