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

2/26 Begonia Road, Gardenvale Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,987,500	Pro	operty Type	Hou	ISE		Suburb	Gardenvale
Period - From	22/08/2022	to	21/08/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/11-15 Roselea St CAULFIELD SOUTH 3162	\$1,500,000	21/05/2023
2	4/21 Hodder St BRIGHTON EAST 3187	\$1,490,000	22/04/2023
3	56a Hodder St BRIGHTON EAST 3187	\$1,385,000	24/05/2023

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:

22/08/2023 12:28









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 22/08/2022 - 21/08/2023: \$1,987,500

Comparable Properties



3/11-15 Roselea St CAULFIELD SOUTH 3162 Agent Comments (REI)

2



Price: \$1,500,000 Method: Auction Sale Date: 21/05/2023 Property Type: Unit

Agent Comments



Price: \$1,490,000 **Method:** Auction Sale

Date: 22/04/2023 Property Type: Unit

(REI/VG)



4/21 Hodder St BRIGHTON EAST 3187

56a Hodder St BRIGHTON EAST 3187 (REI) Ag



REI) Agent Comments

Price: \$1,385,000 Method: Private Sale Date: 24/05/2023 Property Type: Townhouse (Single) Land Size: 340 sqm approx

Account - Atria Real Estate



Propertydata

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