

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,987,500 Property Type House Suburb Gardenvale

Period - From 22/08/2022 to 21/08/2023 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	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



 3  2  2

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 (REI)

Agent Comments

 3  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 21/05/2023

Property Type: Unit



4/21 Hodder St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,490,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit



56a Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,385,000

Method: Private Sale

Date: 24/05/2023

Property Type: Townhouse (Single)

Land Size: 340 sqm approx

Account - Atria Real Estate