

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

41 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,220,000 Property Type House Suburb Gardenvale

Period - From 01/01/2023 to 31/12/2023 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 Maysbury Av ELSTERNWICK 3185	\$2,400,000	01/11/2023
2	20 Lantana Rd GARDENVALE 3185	\$2,300,000	28/10/2023
3	38 Hartington St ELSTERNWICK 3185	\$2,285,000	16/03/2024

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:

28/03/2024 14:26



 4
  2
  2

Property Type: House
Land Size: 588.5 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 Year ending December 2023: \$2,220,000

Comparable Properties



3 Maysbury Av ELSTERNWICK 3185 (REI/VG) Agent Comments

 4
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  4

Price: \$2,400,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 697 sqm approx



20 Lantana Rd GARDENVALE 3185 (REI/VG) Agent Comments

 4
  2
  2

Price: \$2,300,000
Method: Sold Before Auction
Date: 28/10/2023
Property Type: House (Res)
Land Size: 707 sqm approx



38 Hartington St ELSTERNWICK 3185 (REI) Agent Comments

 3
  2
  1

Price: \$2,285,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 387 sqm approx

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