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

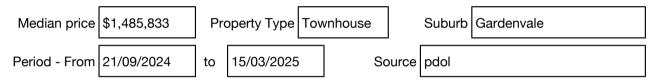
3/51 Begonia Road, Gardenvale Vic 3185

Indicative selling price

For the meaning of this price see consume	r.vic.gov.au/und	derquoting
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Single price \$1,499,000

Median sale price*



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	5/58 Cluden St BRIGHTON EAST 3187	\$1,435,000	06/02/2025
2	12a Aileen Av CAULFIELD SOUTH 3162	\$1,512,500	16/11/2024
3	4/49 Seymour Rd ELSTERNWICK 3185	\$1,510,000	21/09/2024

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:

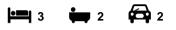
15/03/2025 15:14

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.





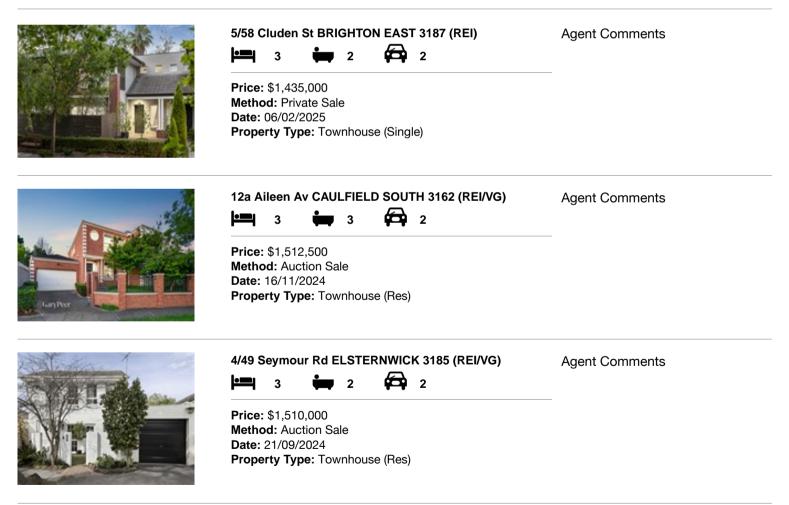




Property Type: Townhouse (Single) Land Size: 162 sqm approx Agent Comments Ryan Castles 03 9521 9800 0499 003 879 ryan.castles@belleproperty.com

Indicative Selling Price \$1,499,000 Median Townhouse Price * 21/09/2024 - 15/03/2025: \$1,485,833 * Agent calculated median based on 3 sales

Comparable Properties



Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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