

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

16 Begonia Road, Gardenvale, VIC 3185

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$2,325,000

Property Type

House

Suburb

GARDENVALE

Period - From

30/04/2024

to

29/10/2024

Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 5 Edward Street Elsternwick Vic 3185	\$1,695,000	2024-08-03
2 3 Cambridge Street Brighton East Vic 3187	\$1,778,000	2024-06-01
3 2 Montrose Avenue Brighton Vic 3186	\$1,775,000	2024-05-07

This Statement of Information was prepared on:

30/10/2024