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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode 49b Magnolia Road, Gardenvale 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$2,700,000 & \$2,970,000

## Median sale price

Median price \$2,220,000 Property type Townhouse Suburb Gardenvale

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
52 Warleigh Gr Brighton 3186	\$2,750,000	12/12/2023

**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: 09/05/2024