

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

86 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

House

Unit

Suburb

Period - From

to

Source

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	14 Murray St BRIGHTON EAST 3187	\$2,000,000	06/06/2017
2	13 Parnell St ELSTERNWICK 3185	\$2,000,000	15/05/2017
3	14 Murray St BRIGHTON EAST 3187	\$2,000,000	31/03/2017

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.



Rooms:
Property Type: House/Land
Land Size: 697 sqm approx
Agent Comments

Comparable Properties



14 Murray St BRIGHTON EAST 3187 (VG)

Agent Comments



Price: \$2,000,000
Method: Sale
Date: 06/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx



13 Parnell St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 15/05/2017
Rooms: 6
Property Type: House
Land Size: 650 sqm approx



14 Murray St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,000,000
Method: Sold Before Auction
Date: 31/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx