

# 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

1&2/52 Gardenvale Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,300,000

### Median sale price

Median price

\$1,915,000

Property Type

House

Suburb

Caulfield South

Period - From

01/07/2023

to

30/09/2023

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	20 Lantana Rd GARDENVALE 3185	\$2,300,000	19/10/2023
2			
3			

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:

24/10/2023 16:59



 6  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,300,000

Median House Price

September quarter 2023: \$1,915,000

## Comparable Properties



20 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments

 4  2  2

Price: \$2,300,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: House

Land Size: 707 sqm approx

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300