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

10/112-118 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	'underquot	ting		
Range betweer	\$440,000		&		\$475,000			
Median sale p	rice							
Median price	\$498,750	Pro	operty Type	Unit			Suburb	Gardenvale
Period - From	09/05/2023	to	08/05/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	114/317 New St BRIGHTON 3186	\$475,000	07/03/2024
2	205/28 Riddell Pde ELSTERNWICK 3185	\$455,000	26/03/2024
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:

09/05/2024 11:32



Chisholm& Gamon



Property Type: Apartment Agent Comments

Chisholm&Gamon

Corey Pabst 0431 928 914 cpabst@chisholmgamon.com.au

Indicative Selling Price \$440,000 - \$475,000 Median Unit Price 09/05/2023 - 08/05/2024: \$498,750

Comparable Properties



114/317 New St BRIGHTON 3186 (REI/VG)



Price: \$475,000 Method: Private Sale Date: 07/03/2024 Property Type: Apartment



205/28 Riddell Pde ELSTERNWICK 3185 (REI) Agent Comments

Agent Comments



Price: \$455,000 Method: Private Sale Date: 26/03/2024 Property Type: Apartment Land Size: 54 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 - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

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