

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

11/7 GARDENIA ROAD GARDENVALE VIC 3185

Indicative selling price

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

Single Price

or range
between

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Gardenvale

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

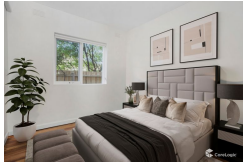
2/43 LANTANA ROAD GARDENVALE VIC 3185	-	09-May-23
7/7 GARDENIA ROAD GARDENVALE VIC 3185	\$285,000	31-Oct-22
11/43 LANTANA ROAD GARDENVALE VIC 3185	\$280,000	15-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 29 May 2023

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**2/43 LANTANA ROAD
GARDENVALE VIC 3185**

1 1 1

Sold Price

^{RS} - ^{UN}

Sold Date **09-May-23**

Distance **0.34km**



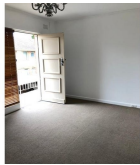
**7/7 GARDENIA ROAD
GARDENVALE VIC 3185**

1 1 1

Sold Price

\$285,000 Sold Date **31-Oct-22**

Distance **0km**



**11/43 LANTANA ROAD
GARDENVALE VIC 3185**

1 1 1

Sold Price

\$280,000 Sold Date **15-Mar-23**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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