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

12/48 Magnolia Road, Gardenvale Vic 3185

Indicative selling price

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

Single price \$285,000

Median sale price

Median price	\$498,000	Pro	perty Type Unit	:	Sub	ourb	Gardenvale
Period - From	01/04/2023	to	31/03/2024	Sou	Irce REI	V	

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.

Add	dress of comparable property	Price	Date of sale
1	5/177 North Rd GARDENVALE 3185	\$288,888	21/04/2024
2	8/15 Elm Av ELSTERNWICK 3185	\$280,000	17/02/2024
3	8/37 Lantana Rd GARDENVALE 3185	\$262,000	17/04/2024

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:

19/06/2024 16:07



woodards

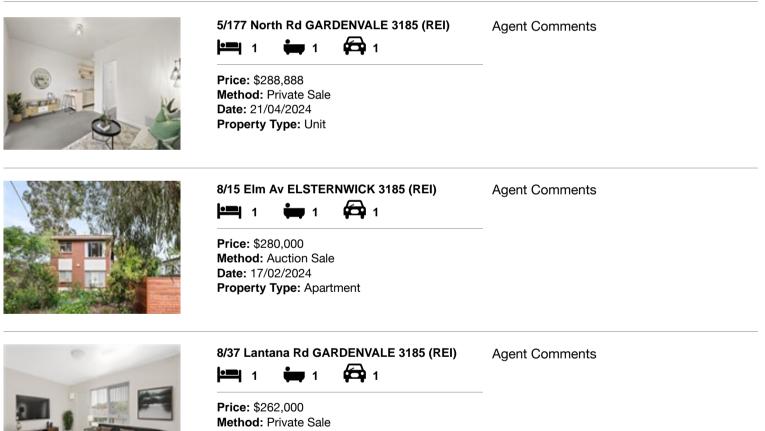




Property Type: Apartment Agent Comments

Indicative Selling Price \$285,000 **Median Unit Price** Year ending March 2024: \$498,000

Comparable Properties



Date: 17/04/2024 Property Type: Apartment

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

propertydata



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