

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/underquoting

Single price

\$285,000

Median sale price

Median price

\$498,000

Property Type

Unit

Suburb

Gardenvale

Period - From

01/04/2023

to

31/03/2024

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	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



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$285,000

Median Unit Price
Year ending March 2024: \$498,000

Comparable Properties



5/177 North Rd GARDENVALE 3185 (REI)

Agent Comments

1 1 1

Price: \$288,888
Method: Private Sale
Date: 21/04/2024
Property Type: Unit



8/15 Elm Av ELSTERNWICK 3185 (REI)

Agent Comments

1 1 1

Price: \$280,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Apartment



8/37 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments

1 1 1

Price: \$262,000
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment

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