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

41 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$2,500,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$2,220,000	Pro	operty Type	Hou	se		Suburb	Gardenvale
Period - From	01/01/2023	to	31/12/2023		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.

Address of comparable property	Price	Date of sale
1		
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:

14/03/2024 14:56



BigginScott





Property Type: House Land Size: 588.50 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending December 2023: \$2,220,000

Comparable Properties

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 - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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