

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 5/177 North Road, Gardenvale, VIC 3185

Indicative selling price

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

Single price \$289,000 or range between &

Median sale price

Median price \$937,500 Property type Unit Suburb GARDENVALE
Period - From 31/01/2023 to 30/01/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/468 Kooyong Road Caulfield South Vic 3162	\$294,000	2023-09-23
2	3/43 Lantana Road Gardenvale Vic 3185	\$272,000	2023-11-06
3	8/37 Lantana Road Gardenvale Vic 3185	\$269,000	2023-11-11

This Statement of Information was prepared on: 31/01/2024

