

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 57 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$2,800,000 & \$2,995,000

Median sale price

Median price \$2,155,000 Property Type House Suburb Gardenvale

Period - From 15/11/2022 to 14/11/2023 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	8 Moon St BRIGHTON EAST 3187	\$3,170,000	22/09/2023
2	42 Ebdon St BRIGHTON 3186	\$2,955,000	24/10/2023
3	14 Elster Av ELSTERNWICK 3185	\$2,915,000	06/09/2023

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: 15/11/2023 12:22



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,800,000 - \$2,995,000

Median House Price

15/11/2022 - 14/11/2023: \$2,155,000

Comparable Properties



8 Moon St BRIGHTON EAST 3187 (REI)

Agent Comments

4 4 2

Price: \$3,170,000

Method: Private Sale

Date: 22/09/2023

Property Type: House

Land Size: 661 sqm approx



42 Ebdon St BRIGHTON 3186 (REI)

Agent Comments

4 2 1

Price: \$2,955,000

Method: Sold Before Auction

Date: 24/10/2023

Property Type: House (Res)



14 Elster Av ELSTERNWICK 3185 (REI)

Agent Comments

5 2 2

Price: \$2,915,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999