

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 6/195-197 North Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price*

Median price Property Type Suburb Gardenvale

Period - From to Source

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 | 1/11 Hartington St ELSTERNWICK 3185 | \$1,040,000 | 29/11/2023 |
| 2 | 15/6 Bright St BRIGHTON EAST 3187 | \$1,020,000 | 16/10/2023 |
| 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: 18/03/2024 13:53

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
No median price available

Comparable Properties



1/11 Hartington St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Auction Sale
Date: 29/11/2023
Property Type: Unit



15/6 Bright St BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 1 2

Price: \$1,020,000
Method: Private Sale
Date: 16/10/2023
Property Type: Townhouse (Single)

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.

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