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	8/37 Lantana Road, Gardenvale Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between \$250,000 & \$275,000	Range between	\$250,000	&	\$275,000
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Median sale price

Median price	\$282,500	Pro	perty Type Uni	t		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/49 Clarence St ELSTERNWICK 3185	\$285,000	16/11/2023
2	3/43 Lantana Rd GARDENVALE 3185	\$272,000	06/11/2023
3	11/7 Gardenia Rd GARDENVALE 3185	\$265,000	10/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/02/2024 16:57









Property Type: Apartment Agent Comments

Indicative Selling Price \$250,000 - \$275,000 Median Unit Price Year ending December 2023: \$282,500

Comparable Properties



6/49 Clarence St ELSTERNWICK 3185 (REI/VG) Agent Comments

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Price: \$285,000 Method: Private Sale Date: 16/11/2023

Property Type: Apartment



3/43 Lantana Rd GARDENVALE 3185 (VG)

Price: \$272,000 Method: Sale Date: 06/11/2023

Property Type: Strata Unit/Flat

Agent Comments



11/7 Gardenia Rd GARDENVALE 3185 (REI)

2 1 **2** 1 **2** 1

Price: \$265,000 Method: Private Sale Date: 10/01/2024

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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