

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 85A Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,220,000 Property Type House Suburb Gardenvale

Period - From 01/01/2023 to 31/12/2023 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	57A Saturn St CAULFIELD SOUTH 3162	\$2,275,000	17/11/2023
2	3a Weber St BRIGHTON EAST 3187	\$2,190,000	28/11/2023
3	895 Hampton St BRIGHTON 3186	\$2,100,000	13/01/2024

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: 21/02/2024 11:50



 4
  3
  2

Property Type: House
Land Size: 370 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 Year ending December 2023: \$2,220,000

Comparable Properties

57A Saturn St CAULFIELD SOUTH 3162 (VG) [Agent Comments](#)

 4
  -
  -

Price: \$2,275,000
Method: Sale
Date: 17/11/2023
Property Type: House (Res)
Land Size: 339 sqm approx



3a Weber St BRIGHTON EAST 3187 (REI/VG) [Agent Comments](#)

 4
  3
  3

Price: \$2,190,000
Method: Sold Before Auction
Date: 28/11/2023
Property Type: Townhouse (Res)
Land Size: 321 sqm approx



895 Hampton St BRIGHTON 3186 (REI) [Agent Comments](#)

 3
  3
  3

Price: \$2,100,000
Method: Private Sale
Date: 13/01/2024
Property Type: House
Land Size: 448 sqm approx

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