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	94 Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $1,987,500 Property Type House Suburb Gardenvale

Period - From 16/08/2022 to 15/08/2023 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	83 Union St BRIGHTON EAST 3187	$2,100,000	01/03/2023
2	46 Clonaig St BRIGHTON EAST 3187	$2,060,000	22/03/2023
3	9 Bundeera Rd CAULFIELD SOUTH 3162	$2,000,000	28/05/2023

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: 16/08/2023 16:10

94 Gardenvale Road, Gardenvale Vic 3185



3 3 2

Property Type: House
Land Size: 700 approx sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
16/08/2022 - 15/08/2023: $1,987,500

Comparable Properties

83 Union St BRIGHTON EAST 3187 (REI/VG)

3 1 2

Agent Comments

Price: $2,100,000
Method: Private Sale
Date: 01/03/2023
Property Type: House
Land Size: 850 sqm approx



46 Clonaig St BRIGHTON EAST 3187 (VG)

3 - -

Agent Comments

Price: $2,060,000
Method: Sale
Date: 22/03/2023
Property Type: House (Res)
Land Size: 650 sqm approx



9 Bundeera Rd CAULFIELD SOUTH 3162 (REI)

3 1 1

Agent Comments

Price: $2,000,000
Method: Auction Sale
Date: 28/05/2023
Property Type: House (Res)
Land Size: 641 sqm approx

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

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