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	8/37 Lantana Road, Gardenvale Vic 3185

Indicative selling price

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

Single price $270,000

Median sale price

Median price $282,500 Property Type Unit 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/03/2024 14:13

8/37 Lantana Road, Gardenvale Vic 3185



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Property Type: Unit

Agent Comments

Indicative Selling Price
$270,000
Median Unit Price
Year ending December 2023: $282,500

Comparable Properties



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

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Agent Comments

Price: $285,000
Method: Private Sale
Date: 16/11/2023
Property Type: Apartment



3/43 Lantana Rd GARDENVALE 3185 (VG)

1 - -

Agent Comments

Price: $272,000
Method: Sale
Date: 06/11/2023
Property Type: Strata Unit/Flat



11/7 Gardenia Rd GARDENVALE 3185 (REI/VG)

1 1 1

Agent Comments

Price: $265,000
Method: Private Sale
Date: 10/01/2024
Property Type: Apartment

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

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