

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
10 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price*

Median price \$1,807,500 House X Unit Suburb Gardenvale

Period - From 01/10/2018 to 31/12/2018 Source REIV

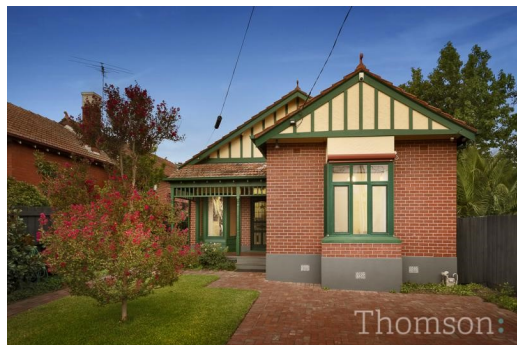
Comparable property sales (*Delete A or B below as applicable)

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	8 Royal Pde CAULFIELD SOUTH 3162	\$1,810,000	09/12/2018
2	11 Lucas St CAULFIELD SOUTH 3162	\$1,700,000	25/10/2018
3	57 Trevelyan St ELSTERNWICK 3185	\$1,662,500	09/11/2018

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.



4 2 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 523 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price *
01/10/2018 - 31/12/2018: \$1,807,500
* Agent calculated median

Terms of sale - 10% deposit upon signing, and settlement will be on Friday 21st June, 2019. City of Glen Eira Council rates 2018/19 are \$2,501.35, South East Water annual statutory charges are \$750 per annum approx. Anticipated rental upon letting is likely to be in the vicinity of \$850 to \$900 per week. Please note the median price listed above is for Elsternwick sales - \$1,807,500 - achieved over the three month period to end December 2018. Gardenvale house sales were fewer than 30 last calendar year, so no median price was available.

Comparable Properties



8 Royal Pde CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

4 2 1

Price: \$1,810,000
Method: Auction Sale
Date: 09/12/2018
Rooms: 6
Property Type: House (Res)
Land Size: 517 sqm approx



11 Lucas St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

4 2 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 25/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 559 sqm approx



57 Trevelyan St ELSTERNWICK 3185 (VG) Agent Comments

4 - -

Price: \$1,662,500
Method: Sale
Date: 09/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 374 sqm approx