

STATEMENT OF INFORMATION

28 MAGNOLIA ROAD, GARDENVALE, VIC 3185

PREPARED BY SIMONE CUMBERLIDGE, MCGRATH SANDRINGHAM



McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 MAGNOLIA ROAD, GARDENVALE, VIC



Indicative Selling Price

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

Price Range: \$1,700,000 to \$1,800,000

Provided by: Simone Cumberlidge, McGrath Sandringham

MEDIAN SALE PRICE



GARDENVALE, VIC, 3185

Suburb Median Sale Price (House)

\$1,440,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



13 HAMILTON ST, BRIGHTON, VIC 3186



Sale Price

\$1,900,000

Sale Date: 09/06/2017

Distance from Property: 793m



4 COLLEGE ST, ELSTERNWICK, VIC 3185



Sale Price

***\$1,725,000**

Sale Date: 26/08/2017

Distance from Property: 355m



25 GARDENVALE RD, CAULFIELD SOUTH, VIC



Sale Price

***\$1,758,000**

Sale Date: 09/09/2017

Distance from Property: 580m



This report has been compiled on 05/12/2017 by McGrath Sandringham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 MAGNOLIA ROAD, GARDENVALE, VIC 3185

Indicative selling price

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

Price Range: \$1,700,000 to \$1,800,000

Median sale price

Median price \$1,440,000

House

Unit

Suburb GARDENVALE

Period 01 October 2016 to 30 September 2017

Source



Comparable property sales

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
13 HAMILTON ST, BRIGHTON, VIC 3186	\$1,900,000	09/06/2017
4 COLLEGE ST, ELSTERNWICK, VIC 3185	*\$1,725,000	26/08/2017
25 GARDENVALE RD, CAULFIELD SOUTH, VIC 3162	*\$1,758,000	09/09/2017