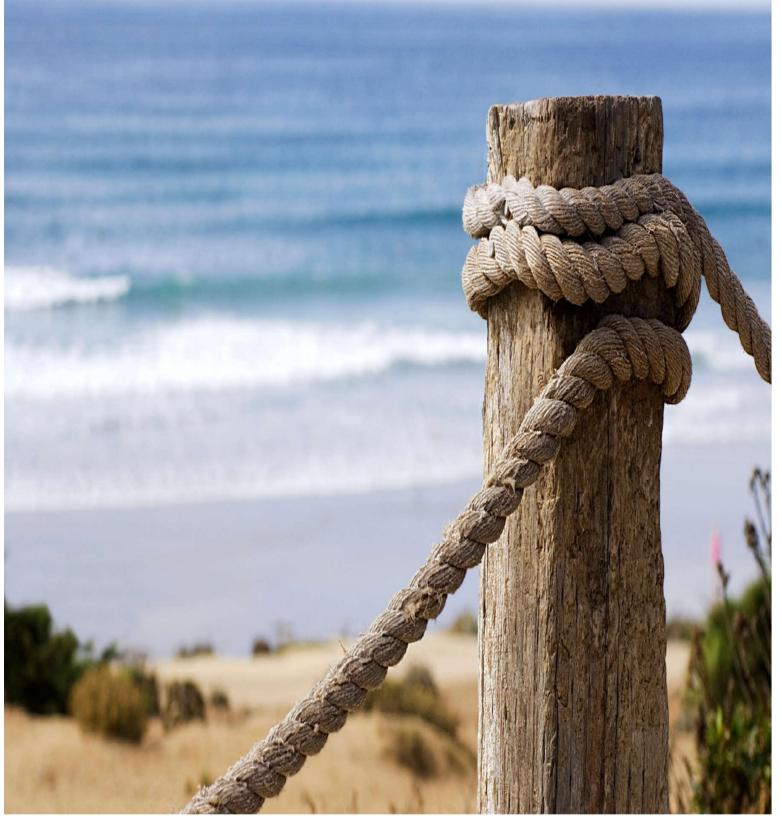
# STATEMENT OF INFORMATION

28 MAGNOLIA ROAD, GARDENVALE, VIC 3185

PREPARED BY SIMONE CUMBERLIDGE, MCGRATH SANDRINGHAM



**M**c**Grath** 

# **McGrath**

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 28 MAGNOLIA ROAD, GARDENVALE, VIC 🕮 - 😂 -







**Indicative Selling Price** 

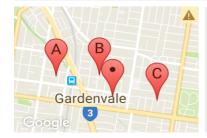
For the meaning of this price see consumer.vic.au/underquoting

**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 = 4







Sale Price

\*\$1.758.000

Sale Date: 09/09/2017

Distance from Property: 580m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

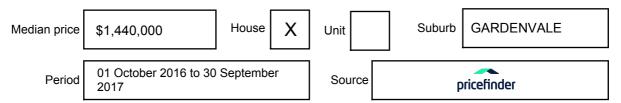
Address Including suburb and postcode	28 MAGNOLIA ROAD, GARDENVALE, VIC 3185
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#### Indicative selling price

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

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

## Median sale price



### 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 HAM	MILTON ST, BRIGHTON, VIC 3186	\$1,900,000	09/06/2017
4 COLL	EGE ST, ELSTERNWICK, VIC 3185	*\$1,725,000	26/08/2017
25 GAF	RDENVALE RD, CAULFIELD SOUTH, VIC 3162	*\$1,758,000	09/09/2017